Karen Johnson Davidson County
Batch# 369112 DEEDWARR
03/09/2020 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20200309-0025863

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200224971**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2020. Notary Public My Commission Expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

WARRANTY DEED

Address New Owner: James D Tiesler and Julianna G Herod 231 Carden Avenue Nashville TN 37205	Send Tax Bills To: Cardinal Financial Co., LP DBA People Home Equity 3701 Arco Corporate Dr., Ste 200 Charlotte, NC 28273	Tax Information: Tax Parcel ID No. 104-13-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Sherrill and Prudence Sherrill, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James D Tiesler, an unmarried man and Julianna G Herod, an unmarried woman, as joint tenants with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46. Block F on the Plan of Map of Bransford Realty Co's Subdivision of Lots in Whitland Realty Co's Subdivision of record in Plat Book 547, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Sherrill and Prudence Sherrill, husband and wife by Warranty deed from Laura Anne Carr, unmarried of record in Instrument No. 20150527-00481702 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 27, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 53, Register's Office for Davidson County, Tennessee.

This is improved property located at 231 Carden Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 5th day of March, 2020.

Thomas Sherrill

Prudence Sherrill

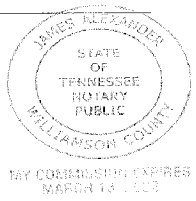
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Sherrill and Prudence Sherrill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2020.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Brenda Shelby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pamela Autry, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela Autry
Notary's Signature

My Commission Expires: _____

