Karen Johnson Davidson County
Batch# 375794 DEEDWARR
03/23/2020 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $963.85
20200323-0031307

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$270,500.00~~ $260,500.00

Philip J. Davis
Affiant

Subscribed and sworn to me on March 5, 2020

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 01, 2021

My Commission Expires: 9/1/21

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33327

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Shana Devine 4101 Drakes Branch Road Nashville, TN 37218	Sent to New Owner	069-027

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert V. Sharp and wife, Dorothy Joyce Sharp, as tenants by the entirety, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Shana Devine, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee described according to a survey made by Pete Meyer, Surveyor, as follows:

BEGINNING in the center of Drakes Branch Road at the southeast corner of J. A. Cato, deceased, land; thence with the center of said Road, South 5° West 156 feet to a point in the center of said Road; thence North 86° West 284.5 feet to an iron pin in the easterly margin of the property conveyed to Edgar L. Johnson and wife by Deed from Scott Page of record in Book 1283, page 85, Register's Office for said County;

thence with the easterly margin of said Johnson's Land, North 9° 30' East 156.2 feet to an iron pin in Cato's south line; thence with said Cato's south line, South 86° East 279 feet to the center of Drake Branch Road, the point of beginning, containing one (1) acre, more or less.

Being the same property conveyed to Christopher Alan Sharp by Warranty Deed from Robert V. Sharp and wife, Dorothy Joyce Sharp, of record as Instrument No. 20070329-0037402 in said Register's Office. Further being the same property conveyed to Robert V. Sharp and wife, Dorothy Joyce Sharp, as tenants by the entirety, by Quitclaim Deed from Christopher Alan Sharp of record as Instrument No. 20070607-0068180 in said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 4101 Drakes Branch Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 5th day of March 2020.

RVS ROBERT V. SHARP

Robert V. Sharp

Dorothy Joyce Sharp

Dorothy Joyce Sharp

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 5, 2020, before me personally appeared Robert V. Sharp and Dorothy Joyce Sharp to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 5, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/24



True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9|20|2021

SEAL

