39B

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0556

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2020

Notary Public

Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob Louis Hochstetler 1609 B 17th Avenue North Nashville, TN 37208	PennyMac Loan Svs 3043 Townsgate Rd #200 Westlake Village, CA 91361	081-11-0-196.00

Karen Johnson Davidson County
Batch# 376952 DEEDWARR
03/24/2020 03:52:34 PM 4 pgs
Fees: $23.00 Taxes: $1,481.85

20200324-0032098

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Stephen Erik Sharpe, a single man and Jessica Marie Price, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob [redacted] Hochstetler, Single Man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 33 1/3 feet of the Southerly 66 2/3 feet of Lot No. 385 on the Plan of McGavock, Wetmore and Other's Second Addition, called Addition to Town of McGavock, of record in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 385 fronts 33 1/3 feet on the Westerly side of 17th Avenue North, formerly James Street, and back between parallel lines 170 feet to an alley.

Being the same property conveyed to MLM Investment Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Pearl Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20170323-0028579, Register's Office for Davidson County, Tennessee, dated March 21, 2017 and recorded on March 23, 2017.

Being the same property conveyed to Stephen Erik Sharpe and Jessica Marie Price, husband and wife by Warranty Deed from MLM Investment Holdings, LLC of record in Instrument No. 20180601-0052633, Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018. Stephen Erik Sharpe and Jessica Marie Price having never been married. There was a scriveners error in the vesting deed from 2018. True vesting should read Stephen Erik Sharpe, a single man and Jessica Marie Price, a single woman.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1609 B 17th Avenue North, Nashville, TN 37208

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of March, 2020.

Stephen Erik Sharpe

Jessica Marie Price

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica Marie Price** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____(city) _____(state) this ____ day of March, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Erik Sharpe** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20h day of March, 2020.

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12-11-23

This is improved property known as: 1609 B 17th Avenue North, Nashville, TN 37208

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of March, 2020.

_____
Stephen Erik Sharpe

JMP jessica marie price
Jessica Marie Price

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica Marie Price** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____(city) _____(state) this ____ day of March, 2020.

See Attached Certificate

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Erik Sharpe** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20h day of March, 2020.

_____
Notary Public
My Commission Expires: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

On MAR 2 0 2020, before me, Joel C. RAVERA, Notary Public, personally appeared JESSICA MARIE PRICE, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she~~/they~~ executed the same in ~~his~~/her~~/their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her~~/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joel C. RAVERA

JOEL C. RAVERA
Notary Public - California
Monterey County
Commission # 2166927
My Comm. Expires Oct 7, 2020

(Seal)