THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426445

Karen Johnson Davidson County
Batch# 402321 **DEEDWARR**
05/18/2020 03:20:53 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200518-0051402

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.

KCV
Affiant

Subscribed and sworn to before me, this 15th day of May, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nina C. Martin 6528 Cornwall Court Nashville TN 37205	New Owner	Tax Parcel ID No. 115 10 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, **John M. Sharpe and Charlotte Ann Sharpe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nina C. Martin, unmarried woman**, ("Grantees"), its 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. 201 on the Plan of Section Two, West Meade Estates, as of record in Book 2900, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 201 fronts 48.43 feet on the Easterly side of Cornwall Court, and runs back between lines 340 feet on the Southerly side, and 340 feet on the Northerly side to a dead line in the rear on which it measure 303.30 feet.

Being the same property conveyed to Charlotte Ann Sharpe and husband, John M. Sharpe, by Quitclaim Deed from Charlotte Ann Sharpe, of record in Instrument No. 20151113-0115444, in the Register's Office of Davidson County, Tennessee, dated November 11, 2015 and recorded on November 13, 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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WEST MEADE ESTATES, as recorded in Plat Book 2900, Page(s) 118.

This is improved property located at 6528 Cornwall Court 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, Grantor has executed this instrument on this 15th day of May, 2020.

John M. Sharpe

Charlotte Ann Sharpe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John M. Sharpe and Charlotte Ann Sharpe, 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 15th day of May, 2020.

Notary Public

My Commission Expires: _____

