THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829645** Karen Johnson Davidson County Batch# 472043 **DEEDWARR** 09/09/2020 09:59:29 AM 2 pgs Fees: $13.00 Taxes: $1,622.45 20200909-0102514	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $438,500.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2020. Notary Public My Commission Expires: 12-19-20 JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC 19 2020

WARRANTY DEED

Address New Owner: Jason Gast and Sarah Gast 5048 Ragland Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-10-0-067.00

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, **Gerald L. Witcher, as Executor of the Estate of James Thomas Sharp and as devisee under the Will of James Thomas Sharp and Sandra Sharp Hood as devisee under the Will of James Thomas Sharp** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jason Gast and Sarah Gast, husband and wife**, ("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(s) 24, as shown on the map entitled Ragland Estates, of record in Plat Book 2663, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES THOMAS SHARP and wife, NELLIE REECE SHARP, by deed from CHARLES G. BARNES and wife, ANDI E. BARNES, of record in Instrument No. 20070807-0094413 , dated July 31, 2007 , said Register's Office.

NELLIE REECE SHARP, AKA NELLIE NAOMI SHARP died on or about May 31, 2017, leaving JAMES THOMAS SHARP as the surviving tenant by the entirety.

JAMES THOMAS SHARP died on or about June 28, 2020. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P1138, devised the subject property to his stepson, GERALD L. WITCHER and his daughter, SANDRA SHARP HOOD. Further, Gerald L. Witcher was named the Executor of the Estate of James Thomas Sharp.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 146-10-0-067.00.

Matters shown on the Plan of record in Plat Book 2663, page 104, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7693, page 619, said Register's Office.

This is improved property located at 5048 Ragland Drive Nashville TN 37220

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 4th day of September, 2020.

Estate of James Thomas Sharp

By: Gerald L. Witcher, Executor

Gerald L. Witcher, as devisee

Sandra Sharp Hood, as devisee

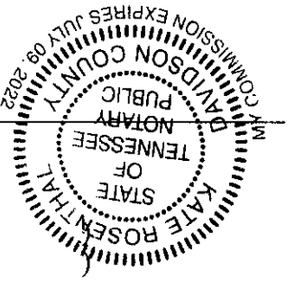
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald L. Witcher with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of James Thomas Sharp, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of September, 2020.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald L. Witcher and Sandra Sharp Hood, 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 4th day of September, 2020.

Notary Public

My Commission Expires: _____

