This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10818-CC

Karen Johnson Davidson County
Batch# 583606 DEEDWARR
03/03/2021 03:11:37 PM 2 pgs
Fees: $13.00 Taxes: $986.05

20210303-0027757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $266,500.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2021.

Notary Public
My Commission Expires: 05-07-2024

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael David Sherfy and Emilia Anne Occhipinri Sherfy 621 River Rouge Dr. Nashville, TN 37209	New American Funding P.O. Box 650076 Dallas, TX 75265	090-08-0-193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Raymond S. Worthington and wife, Joyce M. Worthington,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael David Sherfy and Emilia Anne Occhipinti Sherfy, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 8 on the Plan of Jameswood Subdivision of record in Book 3842, Page 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 48.5 feet on the westerly side of Croley Drive, and extends back between lines, measuring 93.4 feet on the northerly line and 113.6 feet on the southerly line, to a line in the rear on which it measures 52.6 feet thereon.

Being the same property conveyed to Raymond S. Worthington and wife, Joyce M. Worthington, by Warranty Deed from Associated Brokers, Inc., dated April 2, 1969 and recorded on April 10, 1969, of record in Book 4324, Page 552, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **747 Croley Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 2nd day of March, 2021.

GRANTOR:

Raymond S. Worthington

Raymond S. Worthington

Joyce M. Worthington

Joyce M. Worthington

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Raymond S. Worthington and Joyce M. Worthington, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jim Myers

Notary Public
My Commission expires: 11-6-2024