Karen Johnson Davidson County
Batch# 584991 DEEDWARR
03/04/2021 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20210304-0028747

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 95,000.00

Affiant Signature

Subscribed and sworn to before me on this the 25 day of February, 2021.

Notary Public
My Commission expires: 5/15/21

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
SILVIA BERMUDEZ

NAME AND ADDRESS OF PROPERTY OWNER:
Nicholas D Sharpe
2719 Deerfield Dr, Nashville, TN 37208

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 08106006100

WARRANTY DEED
21NT00203

Effective the 25 day of February, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Nicholas E. Sharpe, unmarried man

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Nicholas D Sharpe

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The following described property in Davidson County, Tennessee, to-wit:

Being Lot Number 47 on the Plan of Cumberland Gardens, of record in Book 2900 at pages 3 and 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas E. Sharpe, by Quitclaim Deed from Ester Sharpe Church, dated 09/13/2012 and recorded 09/19/2012 as Instrument No. 20120919-0085238, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2719 Deerfield Dr, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hand this the 25 day of February, 2021.

Nicholas E Sharpe

Nicholas E. Sharpe

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Nicholas E. Sharpe,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 25 day of February, 2021.

Notary Public
My commission expires: 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024