Karen Johnson Davidson County
Batch# 586053 DEEDWARR
03/05/2021 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210305-0029460

FLASCO SPENCER, ET UX

TO: *WARRANTY DEED*

JAMES DEAN SHARP, JR., ET UX

THIS WARRANTY DEED OF REALTY, executed as of the 1st day of March, 2021, by Grantors, FLASCO SPENCER and TIKESHIA SPENCER, husband and wife, to Grantees, JAMES DEAN SHARP, JR. and BRITTANY AMBER SHARP, husband and wife, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Fairway View, Section I, Part II as of record in Book 4675, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Flasco Spencer and Tikeshia Spencer, husband and wife, by Warranty Deed from Adrienne Barbee Russell and Dana Barbee Hannah dated May 13, 2016, recorded June 1, 2016 at 4:00 P.M., and appearing of record in Instrument No.: 20160601-0055273, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2021 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record in Plat Book 4675, Page 55; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Flasco Spencer Grantor

Tikeshia Spencer Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Flasco Spencer and Tikeshia Spencer, the within named bargainors, 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 seal at office this the 1st day of March, 2021

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 5.10.2021

Notary Public

Property Owners Name
and Mailing Address:

James Sharp
Brittany Sharp
212 Ryburn Dr
Old Hickory, TN, 37138

Person or Entity Responsible for
Payment of Property Taxes:

~~First Horizon Bank~~
Same as owner

Property Address:
212 Ryburn Dr
Old Hickory, Tennessee, 37138

Map and Parcel No.
053-02-0-091.00

202103050029460

STATE OF TENNESSEE,
DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$300,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of March, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-17-24



Prepared by:
Jon T. Graves
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

True Copy Certification

I, Ashley Morgan, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Shelly M. Walling, a notary public for this county and state, Ashley Morgan 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: 4/16/2022

