WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MJ-SB-P-21-5056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 628188 **DEEDWARR**
05/04/2021 09:13:25 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210504-0059424

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jay Chandler Schoerke	**NEW OWNER**	
(NAME)	(NAME)	**161-02-0-166.00**
5056 Meta Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOGAN SHARPE AND MISTY SHARPE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY CHANDLER SCHOERKE, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 58 on the Plan of Section Two, McMurray Place of record in Plat Book 5200, Page 440, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Logan Sharpe and Misty Sharpe, husband and wife by Warranty deed from Lauren Bricker, an unmarried woman of record in Instrument No. 20140318-0022188 Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded on March 18, 2014.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 5200, Page 440, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5939, Page 231, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water/Sewerage Services of record in Book 5968, Page 965 and Book 5968, page 970, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5056 Meta Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against 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/our hand(s) this the 3 DAY OF MAY, 2021.

Logan Sharpe

Misty Sharpe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN SHARPE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2021.

Notary Public
My Commission Expires:
(SEAL)

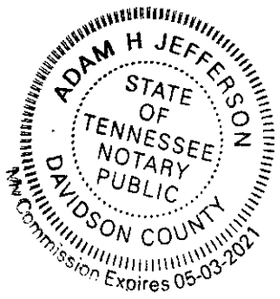


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MISTY SHARPE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212