THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434737**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $402,100.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2021. Notary Public My Commission Expires: _____

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC My Commission expires on 02/21/2022
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 646580 DEEDWARR
06/01/2021 08:42:30 AM 2 pgs
Fees: $13.00 Taxes: $1,487.77
20210601-0072676

WARRANTY DEED

Address New Owner: Sarah M. Sharp and Corey Elliott 164 Tulip Grove Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086 12 0A 115.00

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, **Jessica N. VanAmburg, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah M. Sharp and Corey Elliott, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in the 2nd Civil District of Davidson County, Tennessee, within the 12th Councilmanic District and being known and designated as all of Lot No. 115 on the plat entitled, "Resubdivision of Open Space "B", Section One and Lot 23 and Open Space "C", Section Two, Tulip Grove Pointe", as shown on the plat of the same of record in Instrument No. 20120515-0041997, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jessica N. VanAmburg, An Unmarried Woman, by Warranty Deed from David E. Dipiero and Wife, Tamara S. Dipiero, as Joint Tenants by Entirety, of record in Instrument No. 20140703-0058763, in the Register's Office of Davidson County, Tennessee, dated June 27, 2014 and recorded on July 03, 2014.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Open Space "B", Section One and Lot 23 and Open Space "C", Section Two, Tulip Grove Pointe, as recorded in Plat Instrument No. 20120515-0041997.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Tulip Grove Pointe "Cluster Lot Subdivision", as recorded in Plat Instrument No. 20110801-0058953.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060627-0076734, as amended in Instrument Nos. 20110831-0067559, 20140213-0012929, 20150928-0098458 and 20180131-0009976.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20031106-0162953.

This is improved property located at 164 Tulip Grove Hermitage TN 37076

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 26th day of May, 2021.

Jessica N. VanAmburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica N. VanAmburg, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY