This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12961-TC

Karen Johnson Davidson County
Batch# 680619 DEEDWARR
07/21/2021 10:19:13 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210721-0097656

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2021.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Cropsey and Steven Sharer 3518 Sanford Avenue Nashville, TN 37211	F & M Bank 50 Franklin Street Clarksville, TN 37040	133-06-0-084.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Claci Ayers Walls and Drew Nicholas Walls A/K/A Drew Walls, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Cropsey and Steven Sharer**, hereinafter called the Grantees, 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. 30 on the Plan of D.M. Mincy's Addition to Flatrock of record in Book 547, Page 24 and part of the alley that was closed by Metro Ordinance No. 080-202, 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. 30 fronts 50 feet on the easterly side of Sanford Avenue and runs back 183.50 feet on the northerly line and 183.05 feet on the southerly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Claci Ayers Walls and Drew Nicholas Walls A/K/A Drew Walls, wife and husband, by deed from Adelicia Graham, a single woman, of record in Instrument No. 20180504-0042770, Register's Office for Davidson County, Tennessee, dated May 1, 2018 and recorded on May 4, 2018.

This is improved property located at: **3518 Sanford Avenue, Nashville, TN 37211.**

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 20th day of July, 2021.

GRANTOR:

Drew Nicholas Walls A/K/A Drew Walls

Claci Ayers Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Claci Ayers Walls and Drew Nicholas Walls A/K/A Drew Walls, 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 20th day of July, 2021.



Notary Public
My Commission expires: 5/2/22