This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12821-TC

Karen Johnson Davidson County
Batch# 681844 DEEDWARR
07/22/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20210722-0098734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $237,000.00.

Affiant

TORI COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public
My Commission Expires: 7/9/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Brad Hartley 308 Oriel Avenue Nashville, TN 37210	Ameris Bank 1800 Parkway Place, 820 Marietta, GA 30067	119-01-0-306.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sharon Michie n/k/a Sharon Michie Cheek, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher Brad Hartley, unmarried man**, hereinafter called the Grantee, his 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 the westerly 47 feet of Lot No. 104, on the Plan of Overhill City & W.H. Fox Subdivision, of record in Book 332, page 21, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 104 fronts 47 feet on the northerly side of Oriel Avenue (or Street) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sharon Michie, an unmarried woman by Warranty Deed from Denis J. Murphy, unmarried and Cynthia May Berger f/k/a Cynthia M. Murphy, unmarried, dated March 5, 2015, recorded March 11, 2015, of record in Instrument No. 20150311-0021032, Register's Office for Davidson County, Tennessee. Sharon Michie having now been married and known as Sharon Michie Cheek.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **308 Oriel Avenue, Nashville, TN 37210.**

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 19th day of July, 2021.

GRANTOR:

Sharon Michie Cheek

Sharon Michie Cheek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sharon Michie Cheek, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of July, 2021.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

Affiant Signature

July 20, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of July, 2021.

Notary's Signature
My Commission Expires: 9-24-22

Notary's Seal

