Karen Johnson Davidson County
Batch# 693889 **DEEDWARR**
08/10/2021 11:29:05 AM 2 pgs
Fees: $13.00 Taxes: $2,160.80

20210810-0107610

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-057

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matt Holm and Stephanie Holm	NEW OWNER	156-10-0-017.00
(NAME)	(NAME)	
7928 Meadow View Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Eighty-Four Thousand And No/100 Dollars ($584,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WAYNE FOSTER SHARP AND WIFE, DENISE LOUNSBERY SHARP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATT HOLM AND STEPHANIE HOLM, HUSBAND AND WIFE**, 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(s) 27, as shown on the map entitled Harpeth River Estates, Section 1, of record in Book 4460, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CR-MP-21-7928

Being the same property conveyed to WAYNE FOSTER SHARP AND WIFE, DENISE LOUNSBERY SHARP, by deed from HERSCHEL L. SMITH, JR. AND WIFE, BRENDA SMITH, of record in Book 8103, page 945, dated May 7, 1990, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7928 Meadow View Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 6th day of August 2021.

Wayne Foster Sharp
Wayne Foster Sharp

Denise Lounsbery Sharp
Denise Lounsbery Sharp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned County and State, do hereby certify that Wayne Foster Sharp and Denise Lounsbery Sharp personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of August, 2021.

Notary Public

My Commission Expires: 7-9-24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY