Karen Johnson Davidson County
Batch# 738005 DEEDWARR
10/18/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20211018-0139246

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Taylor Hubbard
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2021.

Emily Betts
Notary Public

MY COMMISSION EXPIRES: 3/17/24
(AFFIX SEAL)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

G-ZS-21-1306A

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor Madeline Scheuerle and Spencer C. Hazen	New owner	
(NAME) **1306 A Pillow Street**	(NAME)	**105-07-0A-001.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **EVAN RICHARD SHARP, MARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR MADELINE SCHEUERLE AND SPENCER C. HAZEN AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP ,** 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 Unit A as shown on the plan of 1306 Pillow Street Town Homes, as shown as Exhibit "C" to the to the Declaration of Protective Covenants, Conditions Restrictions and Easements for 1306 Pillow Street Town Homes of record as Instrument No. 20121108-0103398, Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Evan Richard Sharp, a single person by Warranty deed from Melvin Walker, III and wife, Brittany Walker of record in Instrument No. 20160428-0041654 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on April 28, 2016.

Evan Richard Sharp having since married. Alexandra McClean Sharp joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 153, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument 20121108-0103398, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20121116-0105810, 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: **1306 A Pillow Street, Nashville, Tennessee 37203**.

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 13th DAY OF OCTOBER, 2021.

Evan Richard Sharp by Attorney in Fact

Evan Richard Sharp
by Margaret Means, Attorney in Fact

Alexandra McLean Sharp by Attorney in Fact

Alexandra McLean Sharp
by Margaret Means, Attoney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of EVAN RICHARD SHARP AND ALEXANDRA MCLEAN SHARP, and who acknowledged he/she/they executed the same as the free act and deed of the said EVAN RICHARD SHARP AND ALEXANDRA MCLEAN SHARP.

Witness my hand and official seal, this the 13th of October, 2021.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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

Certificate of Authenticity

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or 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 October 13, 2021.

Date

Affiant Signature

10/14/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of October, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024