This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14708-TC

Karen Johnson Davidson County
Batch# 757303 DEEDWARR
11/17/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,800.90
20211117-0153379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $757,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2021.

Notary Public
My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Province Builders, LLC, a Tennessee Limited Liability Company 615 Napoleon Avenue Nashville, TN 37211	New Owner	102 15 0 046.00

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, I, **Stephan C. Sharp, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Province Builders, LLC, a Tennessee Limited Liaibilty Company**, 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. 193 on the Plan of Brook Meade, Section VI, of record in Book 2331, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephan C. Sharp, by Warranty Deed from Winfred H. Sharp and wife, Sara Lee H. Sharp, of record in Book 11202, Page 990, in the Register's Office of Davidson County, Tennessee, dated November 02, 1998, and recorded on November 12, 1998.

This is improved property located at: **855 Bresslyn Road, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 12th day of November, 2021.

GRANTOR:

Stephan C. Sharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephan C. Sharp, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of November, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202111170153379

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 November 12, 2021

Tori Cole

Affiant Signature

Date: 11/12/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 12, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

