Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 760691 **DEEDWARR**
11/24/2021 01:53:51 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20211124-0156325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Slater and Elizabeth Dale Slater, husband and wife	NEW OWNER	
	(NAME)	
1204 Tremont St		105-01-0K-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sarah Ruth Sharp, a married woman , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Slater and Elizabeth Dale Slater, husband and wife, hereinafter called the Grantees, their heirs 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 1204 of the 1202 Tremont Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141028-0099320, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1202 Tremont Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration and the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20141028-0099320 and By-laws appended thereto as Exhibit "B" said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Sarah R. Heimermann, unmarried by Warranty deed from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150901-0088815 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 01, 2015.

Being the same property conveyed to Sarah Ruth Sharp, a married woman by Quitclaim deed from Sarah R. Heimermann nka Sarah Ruth Sharp, married to Richard C. Sharp of record in Instrument No. 20170317-0026421 Register's Office for Davidson County, Tennessee, dated February 03, 2017 and recorded on March 17, 2017.

Spouse, Richard C. Sharp, joins in this conveyance, but not the warranties herein, to relinquish all rights, marital or otherwise, which he may have in said property by virtue of his marriage to Sarah Ruth Sharp.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1204 Tremont St, Nashville, TN 37212
(House Number) (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 my/our hand(s) this 22nd day of November, 2021.

WARRANTY DEED
(Continued)

Sarah Ruth Sharp

Richard C. Sharp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Ruth Sharp, a married woman and Richard C. Sharp, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of November, 2021.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072