Karen Johnson Davidson County
Batch# 767682 DEEDWARR
12/06/2021 08:28:33 AM 2 pgs
Fees: $13.00 Taxes: $817.70
20211206-0161088

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty-One Thousand Dollars. ($221,000.00)

AFFIANT

Subscribed and sworn to before me, this 1 day of December, 2021.

Notary Public

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

My Commission Expires: July 9, 2022

ADDRESS NEW OWNERS:
David Eric and Kristiana Wood
901 E. Old Hickory Blvd.
Madison, TN 37115
MAP: 52-2, PARCEL: 62

SEND TAX BILLS TO:
Same

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EXECUTRIX WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS that I, BRENDA HOGAN, for the Estate of JAMES C. SHARPE, being one and the same person, am affecting this Warranty Deed, to transfer title of this property. Under the laws of Probate of the State of Tennessee, the Estate of JAMES C. SHARPE was probated in the Probate Court of Davidson County, No. 21P643 on April 28, 2021. BRENDA HOGAN, was named Executrix of the Estate of JAMES C. SHARPE. (See attached Letters Testamentary). For and in consideration of the sum of Two Hundred Twenty One Thousand dollars ($221,000.00), cash in hand paid, the receipt of which is hereby acknowledged, BRENDA HOGAN, has bargained and sold and hereby [convey,] remise, release to DAVID ERIC AND KRISTINA WOOD a married couple, and all of their heirs and assigns, such of their right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

BEING Lot #18 and the easterly one-half of Lot #17, Block "D" on the Revised Plan of Rainbow Terrace of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Said Lots adjoin and front together 75 feet on the southerly side of McCarley Avenue and extend back between parallel lines 145 feet to a dead line in the rear.

Being the same property conveyed to James C. Sharpe by Quitclaim Deed from his spouse, Jean M. Sharpe, as recorded in the Davidson County Register of Deeds control no. 20180507-0043290.

The property is conveyed subject to such limitations, restrictions and encumbrances that may affect the property.

WITNESS my hand this 1st day of Dec., 2021.

Brenda Hogan

BRENDA HOGAN
Executrix of the Estate of
James C. Sharpe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **BRENDA HOGAN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 1 day of December, 2021.

Amanda Pedigo

NOTARY PUBLIC
MY COMMISSION EXPIRES: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022