Karen Johnson Davidson County
Batch# 781882 DEEDWARR
12/30/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20211230-0171852

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $369,000.00.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of December, 2021.

_____
NOTARY PUBLIC

My commission expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Angela Hoard	CMG Mortgage, Inc. ISAOA	026-09-0-010.00
(NAME)	(NAME)	
521 Donald Street	3160 Crown Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2009	San Ramon, CA 94583	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Leslie S. Wurst, Mary K. Sharber and Kelly Dale Sharber, Administrator for the Estate of Barbara Ann Dale Sharber,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Angela Hoard , unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 and the Northerly 45 feet of Lot No. 6 on the Plan of Clark Place, Section 5, 10th Civil District of Davidson County, Tennessee, and being recorded in Book 2331, Page 158, Register's Office for said County.

Said Lot No. 7 fronts 90.0 feet on the West side of Donald Avenue and extends back 244.1 feet on the North line and 236.7 feet on the South line to a dead line in the rear on which it measures 90.13 feet.

Said part of Lot No. 6 fronts 45.0 feet on the West side of Donald Avenue and extends back on the North line, 238.7 feet and an unknown distance on the South line to a dead line in the rear on which it measures 45 feet 6 1/2 inches.

Being the same property conveyed to Ran T. J. Sharber and Barbara Sharber by Warranty Deed from _ of record in Book 3535, Page 77, Register's Office for Davidson County, Tennessee, dated _ and recorded on April 24, 1963.

The said Ran T. J. Sharber having since died on July 8, 2011, leaving Barbara Sharber as surviving tenant by the entirety.

The said Barbara Sharber having since died on September 9, 2020. Per Probate Docket No. 21P23, in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville, Davidson County, Kelly Dale Sharer is appointed administrator of the Estate of Barbara Ann Dale Sharver. Also, see Affidavit of Heirship of record in Instrument No. ____202112300171851____, in the Register's Office for Davidson County, Tennessee.

Barbara Sharber and Barbara Ann Dale Sharber being one in the same.

This property is __unimproved _X_improved property known as: 521 Donald Street, Goodlettsville, TN 37072-2009.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of December, 2021.

Leslie S. Wurst

Mary K. Sharber

Kelly Dale Sharber

Estate of Barbara Ann Dale Sharber

BY: Kelly Dale Sharber, Administrator
Kelly Dale Sharber, Administrator

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie S. Wurst and Mary K. Sharber, and Kelly Dale Sharber, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Dale Sharber with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Administrator of the Estate of Barbara Ann Dale Sharber, and in her capacity as such Administrator, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12-20-21.

Date

Celia Stewart-Rouse

Affiant Signature

12-20-21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20 day of Dec, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

