Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 807039 DEEDWARR
02/17/2022 08:48:15 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20220217-0018353

STATE OF TENNESSEE
COUNTY OF KNOX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27. 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sharyl Saba-Shearsby		064-04-0-079.00
(NAME)	(NAME)	
4618 Woodside Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Sean Dyer, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sharyl Saba-Shearsby and Stephen J. Shearsby, wife and husband**, 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:

A certain tract or parcel of land situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 8A, Lake Country, Section Two, Zone Lot Division, Lots 7 thru 12, as of record in Book 5200, page 664, as amended in Book 5200, page 788, Register's Office for Davidson County, Tennessee, to which Plan references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sean Dyer, an unmarried man, by Warranty Deed from Robert A. Dee and Norma J. Dee, husband and wife dated May 03, 2016 recorded May 04, 2016, of record as Instrument No. 20160504-0043927 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4618 Woodside Drive, Old Hickory, TN 37138

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 11th day of February, 2022.

X _____
Sean Dyer

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sean Dyer, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of February, 2022.

_____
Notary Public

My Commission Expires: 08/03/2025

(SEAL)

JERILYN DENNEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY