WARRANTY DEED

Karen Johnson Davidson County
Batch# 818870 DEEDWARR
03/10/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,777.85
20220310-0027443

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,500.00.

Kyle P Sharp
Affiant

Subscribed and sworn to me on February 28, 2022.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kyle P. Sharp 325 Burgandy Hill Trl. Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	172-012-0A-154.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Steven P. Perrine and wife, Joni K. Perrine, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kyle P. Sharp, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Bradford Hills Section Nine, of record in Plat Book 7900, page 414, 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 STEVEN P, PERRINE AND WIFE, JONI K. PERRINE, by deed from NATIONAL RESIDENTIAL NOMINEE SERVICES INC. A CORPORATION, of record in Instrument No. 20110810-0061570, dated August 2, 2011, said Register's Office.
>
> This is improved property known as 325 Burgandy Hill Trail, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on February 28, 2022

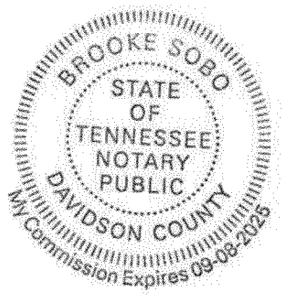
Steven P. Perrine

Joni K. Perrine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On February 28, 2022, before me personally appeared Steven P. Perrine and Joni K. Perrine, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 28, 2022.



NOTARY PUBLIC

My Commission Expires: 9/8/25

Certificate of Authenticity

I, John Cobb Rochford, 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 February 28, 2022.

Affiant Signature

February 28, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this February 28, 2022, John Cobb Rochford.

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2024

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024