RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QGT-7538-2022

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 857367 DEEDWARR
05/17/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,893.40
20220517-0057067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $782,000.00.

Grayson Gates Sharpe
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of May, 2022.

PATRICIA S HILL
NOTARY PUBLIC

My commission expires: 11-6-24

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Grayson Gates Sharpe and Jessica Mezzanotte Sharpe<br>4905 Manassas Circle<br>Brentwood, TN 37027 | First Horizon Bank<br>12719 Cantrell Road<br>Suite 200<br>Little Rock, AR 72223 | 171-03-0A-073-00 CO |

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED EIGHTY TWO THOUSAND AND 00/100 Dollars ($782,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PETER FALKENBERG AND WIFE, JANIE L. FALKENBERG**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GRAYSON GATES SHARPE AND JESSICA MEZZANOTTE SHARPE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 149 on the Plan of Section Three, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Peter Falkenberg and wife, Janie L. Falkenberg from Radnor Homes, Inc., by Warranty Deed dated 12/05/1994 and recorded 12/06/1994 in Book 9539, page 580, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 4905 Manassas Circle, Brentwood, TN 37027

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of May, 2022

GRANTOR(S)

Peter Falkenberg

Janie L. Falkenberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Peter Falkenberg and Janie L. Falkenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6 day of May, 2022.

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on May 6, 2022.

Signature May 6, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on May 6, 2022.

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY