Name and Address of New Owner:
Cory Landon Sharp and Raquel Sharp
805 Swinging Bridge Road
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 862868 DEEDWARR
05/26/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220526-0061036

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05303016300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daryl Sharp Executor to the Estate of Max L. Abel**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cory Landon Sharp and Raquel Sharp, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 4 of Section C, Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Max L. Abel and wife, Lois C. Abel, as tenants by the entirety by Warranty Deed from Nancy Jean Smith, Executrix of the Estate of Jo Dorris Hill, deceased dated July 28, 1992 and recorded July 29, 1992 of record in Book 8686, Page 758, in the Register's Office of Davidson County, Tennessee. Lois C. Abel died on January 30, 2020. Max L. Abel died on Janauary 31, 2022 and a Probate was opened in the Circuit Court Probate Division Davidson County, Tennessee as No. 22P269. The Last Will and Testament of Max L. Abel

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1312 Hadley Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of April, 2022.

Estate of Max L. Abel
By: Daryl W. Sharp (SEAL)
Daryl W. Sharp, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2022, before me personally appeared Daryl W. Sharp, Executor to the Estate of Max L. Abel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of April, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of April, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.22.22 (date of document).

Affiant Signature

4.22.22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of Apr. 1, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212

202205260061036