(2)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $704,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE_____day of _____, 2022.

Notary Public
MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 874753 DEEDWARR
06/21/2022 10:57:43 AM 2 pgs
Fees: $13.00 Taxes: $2,605.54

20220621-0070244

**THIS INSTRUMENT WAS PREPARED BY**
**Sidwell, Gore & Reynolds, PLLC**
**Phoenix Title Services, LLC**
**121 First Avenue South #200**
**Franklin, TN 37064**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Turner J. Bacon and Carley A. Pitts | | 147 05 0 245.00 |
| (NAME) 343 Timberdale Court | (NAME) New Owner | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Sherri Owenby, a married woman, and JoAnn Sharber, an unmarried woman, as Tenants in Common with Rights of Survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Turner J Bacon, an unmarried man and Carley A. Pitts, an unmarried woman, as joint tenants with rights of survivorship,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 107 on the plan of Section Two Caldwell Country Estates, as shown by plat of record in Book 2663, Page 128 Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 170.0 feet on the Southerly margin of Timberdale Court and extends back 243.0 feet on the Easterly line and 126.5 feet on the Westerly line to a dead line in the rear measuring 194.3 feet thereon.

Being the same property conveyed to Robert A. Sharber and wife, JoAnn Sharber, by Warranty Deed from Edwin W. Ratliff, unmarried, of record in Book 9230, Page 316, in the Register's Office for Davidson County, Tennessee, dated December 29, 1993 and recorded on January 26, 1994. Said Robert A. Sharber died on May 12, 2016.

Being the same property conveyed to Sherri Owenby, a married woman, by QuitClaim Deed from JoAnn Sharber, an unmarried woman and widow of Robert A. Sharber, of record in Instrument No. 20160718-0073241, in the Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 18, 2016.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee, by QuitClaim Deed from Sherri Owenby, of record in Instrument No. 20210426-0055390, in the Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on April 26, 2021.

Being the same property conveyed to Sherri Owenby and JoAnn Sharber as Tenants in Common with Rights of Survivorship, by QuitClaim Deed from Donald R. Barrett, Jr., Trustee, of record in Instrument No. 20210426-0055390, in the Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on April 26, 2021.

This conveyance is subject to:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Caldwell Country Estates, as recorded in Plat Book 2663, Page(s) 128, said Register's Office.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2907, Page 93, amended in Book 2921, Page 87, said Register's Office.
Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6255, Page 801, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Charles R. Owenby, Jr., spouse of Sherri Owenby, joins in this instrument to convey any and all marital interest he has in the subject property.

unimproved ☐

This is improved ☒ 343 Timberdale Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 16th day of June 2022.

Sherri Owenby

Charles R. Owenby, Jr.

JoAnn Sharber
by Sherri A. Owenby, attorney-in-fact

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri Owenby and Charles R. Owenby, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of June, 2022.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri A. Owenby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she is the attorney-in-fact for JoAnn Sharber and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for JoAnn Sharber.

Witness my hand and Official seal this 16th day of June, 2022.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY