Karen Johnson Davidson County
Batch# 875249 DEEDWARR
06/22/2022 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220622-0070908

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2022-264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 2022.

Notary Public
My Commission Expires: 9-6-22

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew Sharpling	New Owner	
5021 West Oak Highland Drive		173 04 0A 107.00
Nashville, TN, 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Susan Aphayavong Banouvong, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andrew Sharpling, unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Oak Highlands, Phase 1, of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed by Warranty Deed from Kenneth Gabriel Heiser to Susan Banouvong and Somsack Banouvong, wife and husband, recorded September 24, 2014, as Instrument No. 20140924-0087668 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Somsack Banouvong, unmarried to Susan Banouvong, unmarried, recorded January 12, 2021, as Instrument No. 20210112-0005623 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5021 West Oak Highland Drive, Nashville, TN 37013.**

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 we do covenant with the said GRANTEES 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 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 our hands this 15th day of June, 2022.

Susan Aphayavong Banouvong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Aphayavong Banouvong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2022.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-15-22.

Affiant Signature

6-15-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 15 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY