WARRANTY DEED

Karen Johnson Davidson County
Batch# 875766 DEEDWARR
06/22/2022 11:30:31 AM 2 pgs
Fees: $13.00 Taxes: $1,598.40

20220622-0071107

G-FC-22-217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Christopher Birk and Michael John Birk	**New Owner**	
(NAME)	(NAME)	**141-07-0B-016.00-CO**
217 Roslyn Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **BETHANY JULIA MICHELSON, A MARRIED WOMAN, AND AND BENJAMIN JAMES ALVERSON, AN UNMARRIED MAN, AND AND TIRZAH JOY MASHUE, A MARRIED WOMAN, ALL HEIRS AT LAW OF SHARRY SANDERSON, AKA SHARRY KAY SANDERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK CHRISTOPHER BIRK, A MARRIED MAN, AND MICHAEL JOHN BIRK, A SINGLE MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Plan of Section One, Somerset Farms of record in Plat Book 7900, Page 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharry Sanderson, single woman by Warranty Deed from Karen M. Cooper and Andrew Cooper, as joint tenants with right of survivorship of record in Instrument No. 20170407-0034088 Register's Office for Davidson County, Tennessee, dated April 05, 2017 and recorded on April 07, 2017.

Said Sharry Sanderson, aka Sharry Kay Sanderson died intestate on March 10, 2022. The subject property vesting at her death in her heirs at law as evidenced by Affidavit of Heirship recorded on April 11, 2022, as Instrument Number: 20220411-0041792, Register's Office Davidson County.

This conveyance is subject to:
- Taxes for the year 2022,and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 357, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, Book 9383, Page 526, Book 9662, Page 869, Book 10190, Page 182, Book 10410, Page 89, and Book 11433, Page 936, Register's Office for Davidson County, Tennessee.
- Charter of Somerset Farms Homeowners Association of record in Book 7382, Page 225, Book 7820, Page 608, Book 8235, Page 521, and Book 8584, Page 20, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas to Somerset Farms Homeowners Association of record in Book 9101, Page 667, in the Register's Office for Davidson County, Tennessee.
- All matters shown on Plat recorded in Book 7900, Page 327, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8556, Page 25, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space of record in Instrument Number 20001218-0123912, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

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), their heirs and 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), 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 my/our hand(s) this the 17th DAY OF JUNE, 2022.

Bethany Julia Michelson
Bethany Julia Michelson

Benjamin James Alverson by Bethany Julia Michelson, attorney in fact
Benjamin James Alverson by Bethany Julia Michelson, Attorney in Fact

Tizrah Joy Mashue
Tizrah Joy Mashue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bethany Julia Michelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BENJAMIN JAMES ALVERSON, and who acknowledged he/she executed the same as the free act and deed of the said BENJAMIN JAMES ALVERSON.

Witness my hand and official seal, this the 17th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY