THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 877119 DEEDWARR
06/24/2022 10:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220624-0072296

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Patrick J. Sharbel, as Trustee, Affiant

Subscribed and sworn to before me,
this 20th day of June, 2022.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Patrick John Sharbel and Mary Judith Sharbel, Co-Trustees of the Amended and Restated Sharbel Revocable Trust u/a dtd. December 22, 2020 405 Village Hall Place Nashville, TN 37215	Patrick John Sharbel and Mary Judith Sharbel, Co-Trustees of the Amended and Restated Sharbel Revocable Trust u/a dtd. December 22, 2020 405 Village Hall Place Nashville, TN 37215	131020M01700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **PATRICK J. SHARBEL and MARY J. SHARBEL, husband and wife** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **PATRICK JOHN SHARBEL and MARY JUDITH SHARBEL, as Co-Trustees of the AMENDED AND RESTATED SHARBEL REVOCABLE TRUST under agreement dated December 22, 2020** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2156 of Village Hall (also known as 405 Village Hall Place), a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170, Register's Office for said County, to which source reference is hereby made for a more complete detailed description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patrick J. Sharbel and Mary J. Sharbel, husband and wife by Quitclaim Deed dated September 19, 2018 from Patrick J. Sharbel and Mary J. Sharbel, and recorded as Instrument No. 20180920-0093420, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Patrick J. Sharbel and Mary J. Sharbel by Warranty Deed from Patricia "Tricia" Neal, Trustee of the Neal Family Trust dated April 8, 2016, said Warranty Deed dated August 1, 2018 and recorded as Instrument No. 20180801-0075234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Taxes for the current year and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description. Possible burial vault in a pile of dressed stones at the northerly portion of said lot. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20140630-0057247, said Register's Office. Boundary Plat of Village Hall of record in Instrument No. 20041001-0118509, said Register's Office. A 30 x 40 foot Bell South Easement of record in Book 11740, page 614, said Register's Office. Stormwater Detention Agreement of record in Instrument No 20040720-0086493, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20050510-0052650, amended in, Instrument No. 20060601-0064170, Instrument No. 20091016-0096028, Instrument No. 20141202-0110599, Instrument No. 20170324-0028758, and amendment to By Laws in Instrument No. 20130422-0039977, Instrument No. 20131204-0123748, Instrument No. 20170324-0028757, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property commonly known as 405 Village Hall Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 20th day of June, 2022.

PATRICK J. SHARBEL

MARY J. SHARBEL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK J. SHARBEL** and **MARY J. SHARBEL**, 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 official seal on this 20th day of June, 2022.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 June 20, 2022

6/20/2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of June, 2022.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

