Karen Johnson Davidson County
Batch# 883586 DEEDWARR
07/05/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220705-0077035

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 22060526

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

William G. Cox
Affiant

Subscribed and sworn to before me, this 1st day of July, 2022.

Notary Public
My Commission Expires: 9-20-22

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
William G. Cox and Karren Kristie Cox	NEW OWNER	022-02-0-028.00
104 Baylee Mika Place		
Joelton, TN 37080		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amy Lynn Sharp and Dustin R'Jon Sharp, wife and husband**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William G. Cox and Karren Kristie Cox, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section 2, Chase Pointe of record in Plat Book 9700, Page 301, 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 Amy Lynn Sharp and Dustin R'Jon Sharp, wife and husband by Warranty deed from Misty A. Flowers, married of record in Instrument No. 20161221-0134346 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 21, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 104 Baylee Mika Place, Joelton, TN 37080.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of July, 2022.

Amy Lynn Sharp

Amy Lynn Sharp

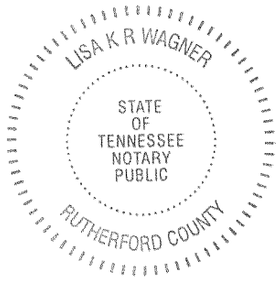
Dustin R'Jon Sharp

Dustin R'Jon Sharp

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy Lynn Sharp and Dustin R'Jon Sharp, wife and husband with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 1st day of July, 2022.



Notary Public at Large LKRW
My Commission Expires: ~~2/22/25~~

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 1, 2022.

Tori Cole

Affiant Signature

Date: 7/1/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 1, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

