WARRANTY DEED

Karen Johnson Davidson County
Batch# 890910 DEEDWARR
07/19/2022 12:15:30 PM 2 pgs
Fees: $13.00 Taxes: $397.75
20220719-0082733

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 09/08/2025

(AFFIX SEAL)

KELLY BAIR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-14216NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Paradigm Investments LLC, a Tennessee limited liability company	Paradigm Investments LLC, a Tennessee limited liability company	051150A01300CO
(NAME)	(NAME)	
2000 Mallory Lane Suite 130-81	2000 Mallory Lane Suite 130-81	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seven Thousand Five Hundred And No/100 Dollars ($107,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, EDWARD C. SHARP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PARADIGM INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND 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 Unit No. C-13, as shown on the plan of Quail Creek Condominiums, filed as Exhibit C to, and established by the Master Deed of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to C. Edward Sharp, unmarried by Deed dated June 3, 2010 from Thomas J. Norris, a married person, of record in Instrument Number 20100607-0043812, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 420 Walton Lane #C13, Madison, TN 37115
(House No.) (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 GRANTEES, their successors 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 successors 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 15 day of July, 2022.

Edward C. Sharp

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 15 day of July, 2022, before me personally appeared **Edward C. Sharp** to me known to be (the) person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Rutherford County, Tennessee this 15 day of July, 2022.

Commission Expires: 09/08/2025

Notary Public

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

I, Andy Maloney, 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 7/15/2022 (date of document).

Affiant Signature
Date 7/15/2022

State of TN
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY