Karen Johnson Davidson County
Batch# 904131 DEEDWARR
08/16/2022 12:18:50 PM 2 pgs
Fees: $13.00 Taxes: $2,793.50
20220816-0092802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

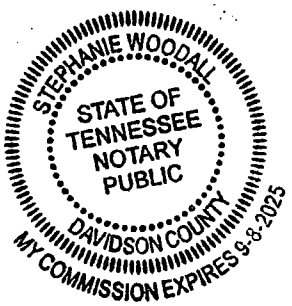
The actual consideration or value, whichever is greater, for this transfer is $755,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2022.

Notary Public

My commission expires: 9-8-2025



(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mark D. Michel, Trustee of the Mark D. Michel Revocable Living Trust	New Owner	103-10-0-020.00
720 Branch Creek Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Katherine M. Sharpton (formerly known as Katherine E. Madden) and husband, Christopher Scott Sharpton

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mark D. Michel, Trustee of the Mark D. Michel Revocable Living Trust dated July 28, 2017

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 39 on the Plan of Brook Side Courts Addition No. 3 of record in Plat Book 1835, Page 107, and amended in Book 5719, page 515, 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 Katherine E. Madden, unmarried by Warranty deed from Charles Raymond Adams, III and Mary M. Boykin n/k/a Mary Boykin Adams, husband and wife of record as Instrument No. 20140326-0024891 Register's Office for Davidson County, Tennessee; the said Katherine E. Madden having since married Christopher Scott Sharpton, and is now known as Katherine M. Sharpton; the said

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CRE-2-720

Christopher Scott Sharpton joins in the execution of this instrument to convey any and all interest he may have in the subject property, particularly any marital interest.

This is improved property known as **720 Branch Creek Road, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of August, 2022.

Katherine M. Sharpton

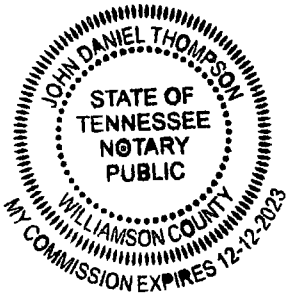
Christopher Scott Sharpton

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, Katherine M. Sharpton and Christopher Scott Sharpton, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of August, 2022.

Daniel Thompson
Notary Public
My Commission Expires: 12/12/23



LTC File No. 22-000708-528