When recorded, return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle
Ste. 150
Brentwood, TN 37027
File Number: _____

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-18801-TC

Karen Johnson Davidson County
Batch# 919042 DEEDWARR
09/20/2022 11:32:52 AM 2 pgs
Fees: $13.00 Taxes: $2,301.40
20220920-0104522

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $622,000.00.

Janderson
Affiant

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Subscribed and sworn to before me, this the 16th day of September, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Edmund Sheaffer and Amanda Ward Sheaffer 4701 Nevada Avenue Nashville, TN 37209	NEW OWNER	091 15 0 349.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harrison L. Holmes, Jr and Jessica R. Holmes, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen Edmund Sheaffer and Amanda Ward Sheaffer, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being the southerly 111.0 feet, more or less, of the easterly 55.0 feet of Lot No. 601, Block 27, on the Plan of Charlotte Park Addition to West Nashville, of record in Plat Book 57 Page 103, Register's Office for Davidson County, Tennessee.

Said part of Lot. No. 601 fronts 55 feet on the northerly margin of Nevada Avenue and extends back between parallel lines with the westerly margin of 47th Avenue, North, formerly 6th Street, 111.0 feet to a dead line.

Being the same property conveyed to Harrison L. Holmes Jr. and Jessica R. Holmes by Quit Claim Deed from Jessica L. Royer (now Jessica R. Holmes) of record as Instrument No. 20090814-0076556 in the Register's Office for Davidson County, Tennessee, dated August 6, 2009 and recorded on August 14, 2009.

This is improved property located at: **4700 Nevada Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 15th day of September, 2022.

GRANTOR:

Harrison L. Holmes, Jr

Jessica R. Holmes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harrison L. Holmes, Jr and Jessica R. Holmes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2022.

Notary Public
My Commission expires: 4-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY