Karen Johnson Davidson County
Batch# 926978 DEEDWARR
10/07/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $4,107.00
20221007-0110677

(2)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5313-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,110,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

37361

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Audrey Sohr and Tanner Dieterich	Audrey Sohr & Tanner Dieterich owners	
2014 19th Avenue South	2014 19th Avenue South	104-12-0-202.00
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John Marshall Sharp, Trustee of The John Marshall Sharp Living Trust under Agreement dated Augusy 26, 2009, as amended and restated October 20, 2009**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Audrey Sohr, unmarried, and Tanner Dieterich, unmarried, as joint tenants with the right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the Southerly one-half of Lot 37 on The Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in plat book 332, page 56, Register's Office for Davidson County, Tennessee, to which plat Reference is hereby made for a more complete and accurate Description.

This conveyance is made together with the the ingress and egress easement for driveway purposes, of record in Book 6185, page 391, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The John Marshall Sharp Living Trust by Quitclaim Deed from John M. Sharp of record in Instrument No. 20170111-0003330 Register's Office for Davidson County, Tennessee, dated January 10, 2017 and recorded on January 11, 2017. A Quitclaim Deed to correct possible errors in the said Instrument is recorded herewith as Instrument 20221007011067**6**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2014 19th Avenue South, Nashville, TN 37212**

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. 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 the 6th day of October, 2022.

John Marshall Sharp, Trustee

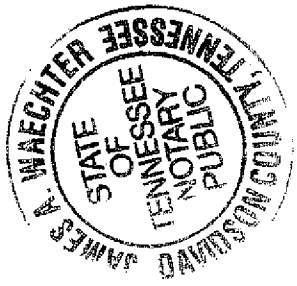
John Marshall Sharp, Trustee of The John Marshall Sharp Living Trust under Agreement dated Augusy 26, 2009, as amended and restated October 20, 2009

State of Tennessee)
County of Davidson)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John Marshall Sharp, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 1-8-24



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/6/22

GEORGE E. MUDTER, JR.
Dated 10/6/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/6/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

