Karen Johnson Davidson County
Batch# 929988 DEEDWARR
10/14/2022 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,282.90
20221014-0112908

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

File Number: 22090847

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $617,000.00.

Affiant

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 14th day of October, 2022.

Notary Public
My Commission Expires: 11/08/2022

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Nicholas Horton and Vivian Horton	NEW OWNERS	098-06-0A-160.00-CO
1845 Bunting Way Dr.	1845 BUNTING WAY DR.	
Hermitage, TN 37076	HERMITAGE, TN 37076	

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, James Sharpe and wife, Shanna Sharpe, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nicholas G. Horton and Vivian Y. Horton, husband and wife with rights of survivorship, 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. 144 on the Plan of Phase Two, Section A, Bridgewater, of record in Plat at Instrument No. 20061207-0151485, 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 James Sharpe and wife, Shanna Sharpe by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20100922-0075409 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 22, 2010.

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 1845 Bunting Way Dr., Hermitage, TN 37076.

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 14th day of October, 2022.

James Sharpe

Shanna Sharpe

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 James Sharpe and wife, Shanna Sharpe 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 14th day of October, 2022.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: Sept. 21, 2024

Certificate of Authenticity

I, Holly A. Mason, 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 October 14, 2022.

10/14/22
Affiant Signature

10/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022