WARRANTY DEED

Karen Johnson Davidson County
Batch# 931317 DEEDWARR
10/19/2022 10:08:55 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20221019-0113999

DAVIDSON COUNTY
M. CATHERINE CLEARWATERS
NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF October, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Farris	New Owner	
(NAME)	(NAME)	131 09 0B 009.00
102 Sheffield Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **CATHY LYNN MCCREARY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON FARRIS, AN UNMARRIED PERSON,** 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:

Being Unit #9 as shown on recorded plan of Sheffield Condominiums, Phase II, of record in Plat Book 5200, Page 474, in the Register's Office of Davidson County, Tennessee, reference to which is made for a more particular description.

Being the same property conveyed to Cathy Lynn McCreary, a single person, by Warranty Deed from Edward S. Kelly, Jr., Executor for the Estate of Carol K. Kelly, of record in Instrument No. 20160729-0078480, in the Register's Office of Davidson County, Tennessee, dated July 28, 2016, and recorded on July 29, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 102 Sheffield Ct., Nashville, TN 37215
(House Number) (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 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 17th day of October, 2022.

Cathy Lynn McCreary

CATHY LYNN MCCREARY

STATE OF GEORGIA

COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy Lynn McCreary, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of Oct, 2022.

Commission expires: 4/28/2024

Tom Ahrens

Notary Public

