Karen Johnson Davidson County
Batch# 976595 DEEDWARR
03/03/2023 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $993.45
20230303-0015303

ADDRESS NEW OWNER: Trinity Curlin
Adam Curlin
4418 S. Trace Blvd.
Old Hickory, TN 37138

SEND TAX BILL TO: SWBC Mortgage Corporation
9311 San Pedro Avenue, Suite 100
San Antonio, TX 78216

MAP-PARCEL NOS. 064 09 0A 035.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nancy J. Sharpes, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Trinity Curlin and Adam Curlin, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 4418 of Southfork Condominiums, Phase II as shown on Exhibit "B" as established by a Master Deed for Southfork Condominiums, a Horizontal Property Regime pursuant to Tennessee Code Annotated Section 66-27-101, et seq. of record in Book 6783, Page 839, and Annexation of Phase II, of record in Book 6994, Page 447, and in Instrument Number 20020327-0037726, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Southfork Condominiums, a Horizontal Property Regime contained in said Master Deed, the plat filed at Exhibit "B" to the Annexation of Phase II to said Master Deed appearing in Book 6994, Page 447, and Bylaws appended thereto as Exhibit "C" to the Master Deed appearing in Book 6783, Page 839, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Nancy J. Sharpes, a single woman by Warranty Deed from Wilbur Ellison, an unmarried person recorded November 26, 2019, of record in Instrument No. 20191126-0121942, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4418 S. Trace Blvd., Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment assumed by Grantees at closing.(2) All matters as shown on the Plan of Southfork Section Two of record in Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee.(3) Master Deed for Southfork Condominiums Phase I of record in Book 6783, Page 839, amended in Book 6994, Page 447 (Annexation of Phase II), and amend in Instrument No. 20020327-0037726, said Register's Office.(4) By-Laws of Southfork Homeowners Association of record in Book 6783, Page 855, said Register's Office.(5) Charter of Southfork Homeowners Association of record in Book 6790, Page 988, said Register's Office.(6) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Southfork Condominiums, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(7) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.(8) Stormwater Detention Agreement of record in Book 6566, Page 208, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of March 2023.

Nancy J. Sharpes

Nancy J. Sharpes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nancy J. Sharpes, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 2nd day of March 2023.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $268,500.00.

Trinity Curb

Affiant

Subscribed and sworn before me this 2nd day of March 2023.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2302-014

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **March 2, 2023** date of document).

Cindy S. Smith, Affiant

03/03/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 3rd day of March, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026