This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 982319 DEEDWARR
03/20/2023 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20230320-0019873

ADDRESS NEW OWNER:
Tiffany Lawrence & Donald Givens
2109 N. Ashford Court
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 108-12-0B-052.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ralph J. Sharow, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Tiffany Lawrence Givens and Donald Givens Jr., wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Harborview, Phase 1-A, Section 2 of record in Plat Book 6900, Page (s) 756 through 758, inclusive, as amended in Book 9096, Page 764, 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 Ralph J. Sharow, unmarried, by Warranty Deed from William E. Griffith and wife, Jacquelyn M. Griffith of record in Instrument No. 20110623-0048157, Register's Office for Davidson County, Tennessee, dated June 22, 2011, and recorded on June 23, 2011.

This is improved property known as: **2109 N. Ashford Court, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his 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.

Possession to be given 15th day of March, 2023.

WITNESS MY HAND on this the 15th day of March, 2023.

Ralph J. Sharow

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ralph J. Sharow,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of March, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $474,900.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 8/15/2026

VICTORIA CAMARENA STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File No: 230054

Certificate of Authenticity

I, Joshua A. Terry, 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 3/15/2023.

Affiant Signature

March 20, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on March 20, 2023

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON