WARRANTY DEED

File #23064

Karen Johnson Davidson County
Batch# 988199 DEEDWARR
04/04/2023 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230404-0024542

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/17/26
(AFFIX SEAL)

KYLE HENRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 17, 2026

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Latoya Levy	NEW OWNER	109-05-0D-020.00-CO
(NAME)	(NAME)	
1551 Lincoya Bay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Curtis M. Sharff, Second Successor Trustee of the Debra S. Hendricks Exempt Trust Estate under the Mark Sharff Trust dated February 20, 1998,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrea Latoya Levy, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 1551 of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040628-0076712 and supplemented in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040628-0076712 and supplemented in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Curtis M. Sharff, Second Successor Trustee of the Debra S. Hendricks Exempt Trust Estate under the Mark Sharff Trust dated February 20, 1998 by Warranty deed from John Harper and wife, Ashley Harper and Stephen Harper and wife Donna Harper of record in Instrument No. 20160916-0097269 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 16, 2016.

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.

unimproved ☐
This is improved ☒ property, known as 1551 Lincoya Bay Drive, Nashville, TN 37214
(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 3rd day of April, 2023.

The Debra S. Hendricks Exempt Trust Estate under the Mark Sharff Trust dated February 20, 1998

BY: Curtis M. Sharff, Trustee
Curtis M. Sharff, Second Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Curtis M. Sharff**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Second Successor Trustee of the Debra S. Hendricks Exempt Trust Estate under the Mark Sharff Trust dated February 20, 1998,** a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of April, 2023.

My commission expires: 7.2024

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Linzy Lenn, 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 4/03/2023 (date of document).

Affiant Signature

4/04/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4 day of April, 2023.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/21/24