Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES-23-121

Karen Johnson Davidson County
Batch# 1002566 DEEDWARR
05/12/2023 10 54 32 AM 2 pgs
Fees $13 00 Taxes $1,634 11
20230512-0035521

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238272

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$441,650.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8 day of May, 2023

Notary Public
My Commission Expires:

Logan C. Hall
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

WARRANTY DEED

THIS INDENTURE, made this 8th day of May, 2023, among:

JONATHAN SHARPES AND KATELYN SHARPES, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TUCKER JAMES FREDOCK, *unmarried*

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 17, as shown on the map entitled the Plan of Donelsonwood Subdivision, of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan Sharpes and Katelyn Sharpes, husband and wife by deed from Remegilda C. Hill. a married woman, dated January 31, 2019, of record in Instrument No. 20190204-0010564, Register's Office for Davidson County, Tennessee.

This property being known as 121 Donelsonwood Drive, Nashville, TN 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jonathan Sharpes

Katelyn Sharpes

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jonathan Sharpes and Katelyn Sharpes,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2023.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Karen R. Campbell
Notary Public
My Commission Expires. Sept. 8, 2025

Owner Name & Property Address:

Name: TUCKER JAMES FREDOCK
Address: 121 Danelagwood Dr.
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Same as new owner
Address: _____
City, State, Zip: _____

Tax ID: 096-02-033.00