Karen Johnson Davidson County
Batch# 1004323 DEEDWARR
05/17/2023 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20230517-0037016

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
CWC

The actual consideration or value, whichever is greater, for this transfer is $725,000.00

Affiant

Subscribed and sworn to before me this 16th day of May, 2023.

Carmen Coats
Notary Public
My commission expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sadie Shourd and Maxwell Lister 1009 GLENVIEW DR NASHVILLE, TN 37206	LEGACY HOME LOANS 1036 STEARMAN DR STE 6 WHITE HOUSE, TN 37188	093-04-0-107

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Chad Bishop and Sarah Bishop, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sadie Shourd, an unmarried woman, and Maxwell Lister, an unmarried man, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Plan of Haynie's Central Park Plan of record in Plat Book 161 Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 50 feet on the North side of Crutcher Street, formerly Greenwood Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Chad Bishop and Sarah Bishop, husband and wife, by deed from Sandra K. Mann, unmarried, of record in Instrument No. 20210113-0006140, Register's Office for Davidson County, Tennessee, and dated January 13, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Haynie's Central Park Plan of record in Plat Book 161 Page 116 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1009 Glenview Drive, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of May, 2023.

Chad Bishop

Sarah Bishop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May, 2023, before me personally appeared Chad Bishop and Sarah Bishop, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2023.

Notary Signature
My ~~commission~~ expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202305170037016

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 May 17, 2023 (date of document).

Affiant Signature

May 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023