This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 5-1284-KS

Karen Johnson Davidson County
Batch# 1005821 DEEDWARR
05/22/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230522-0038191

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Leah R. Filip
Affiant

Subscribed and sworn to before me, this the 19th day of May, 2023.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leah and Christian Filip 900 Avery Green Court Nashville, TN 37138	New Owner	053-16-0-294

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **900 Avery Green Court LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leah R. Filip and Christian J. Filip, wife and husband** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 38 on the Plan of Jackson's Landing Estates, Section Two of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to 900 Avery Green Court LLC a Tennessee Limited Liability Company by Quit Claim Deed from Ginger Sharp and Joshua Smith of record as Instrument No. 20220505-0051851 in the Register's Office for Davidson County, Tennessee, dated April 1, 2022 and recorded on May 5, 2022.

Being the same property conveyed to Ginger Sharp and Joshua Smith by Warranty Deed from Michael K. Westveer and wife, Dana L. Westveer of record as Instrument No. 20170803-0079142 in the Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded August 3, 2017.

This is improved property located at: **900 Avery Green Court, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2023.

GRANTOR:

900 Avery Green Court LLC, a Tennessee limited liability company
By: Sharp and Smith Family Trust dated February 16, 2022, Sole Member

By: _____
Ginger Starr Sharp, Trustee

By: _____
Joshua Caleb Smith, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ginger Sharp, Trustee and Joshua Smith, Trustee the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trusteesof Sharp and Smith Family Trust dated February 16, 2022, sole member of 900 Avery Green Court LLC, a Tennessee limited liability company, the maker, and that as such Trustees of the Sharp and Smith Family Trust dated February 16, 2022, sole member of 900 Avery Green Court LLC, a Tennessee limited liability company, are authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of May, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 5-19-23.

Kathy Smith
Affiant Signature

5-19-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this May 19, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

