THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444356**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $531,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2023. Notary Public My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1006535 DEEDWARR
05/23/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,964.70
20230523-0038804

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katelyn Sharpes and Jonathan Sharpes 7716 Sunbar Lane Nashville TN 37211	New Owner Churchill Mortgage Corp. 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	Tax Parcel ID No. 181-01-0B-267.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Morey and Tara E. Morey, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Katelyn Sharpes and Jonathan Sharpes, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 95, on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof .

Being the same property conveyed to MICHAEL MOREY and TARA E. DAVIS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20130923-0099757 , dated September 19, 2013 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 181-01-0B-267.00-CO.

Matters shown on the Plan of record in Instrument No. 20071214-0123931, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11069, page 14 and made applicable in Instrument No. 20071214-0143932, said Register's Office.

By-Laws contained in instrument of record in Book 11069, page 24, said Register's Office.
Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018, said Register's Office.

Slope Easement of record in Instrument No. 20070725-0088276, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040723-0088186 and Instrument No. 20060809-0097605, said Register's Office.

Right-of-Way Easement of record in Book 2203, page 579 and Book 2244, page 11, said Register's Office.

This is improved property located at 7716 Sunbar Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of May, 2023.

Michael Morey

Tara E. Morey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Morey and Tara E. Morey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-09-2026

Certificate of Authenticity

I, Nick Harris, 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 23, 2023.

Affiant Signature

5/23/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026