THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644842**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2023. Notary Public My Commission Expires: 8-20-2023

Karen Johnson Davidson County
Batch# 1020170 DEEDWARR
06/28/2023 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230628-0049417

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: John Patrick Simmons and Margaret Lee Shuster 984 Davidson Drive Nashville TN 37205	Send Tax Bills To: Synovus 800 Shades Creek Pkwy., MS 101 Birmingham, AL 35209	Tax Information: Tax Parcel ID No. 115 02 0 082.00

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, **James Grant Sharp and Devon Sharp, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Patrick Simmons, an unmarried man and Margaret Lee Shuster, an unmarried woman, as joint tenants with right of survivorship**("Grantees"), its 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. 172 on the Plan of Crest Meade, Section III, of record in Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Grant Sharp and Devon Sharp, Husband and Wife, by Warranty Deed from Chandler Hood and Kyra Storm Hood, Husband and Wife, of record in Instrument No. 20210809-0106749, in the Register's Office of Davidson County, Tennessee, dated July 28, 2021 and recorded on August 09, 2021.

Being the same property conveyed to Chandler Hood and Kyra Storm Hood, husband and wife, by Warranty Deed from Richard Houston and Melissa Houston, husband and wife, of record in Instrument No. 20181119-0113565, in the Register's Office of Davidson County, Tennessee, dated November 15, 2018 and recorded on November 19, 2018.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crest Meade, Section III, as recorded in Book 2331, Page 150 and revised in Instrument No. 20011206-0134222.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2602, Page 129.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4786, Page 474.

This is improved property located at 984 Davidson Drive Nashville TN 37205

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 27th day of June, 2023.

James Grant Sharp

Devon Sharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Grant Sharp and Devon Sharp, 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 27th day of June, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of June, 2023.

Affiant Signature
Date 6-27-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON