WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/26/27 (AFFIX SEAL)

KIMBERLY D. WYATT NOTARY PUBLIC TENNESSEE My Comm Exp. JUNE 26, 2027 LUCY D WILSON

G-P-23-2733

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sharondale Ct, LLC	**New Owner**	
(NAME)	(NAME)	**117-03-0-089.00**
922 Lawrence Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUCY D. WILSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARONDALE CT, LLC. A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Hillsboro Circle, as shown on plat of record in Plat Book 1130, page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to said Plat Lot No. 26 fronts 60 feet on the East margin of Sharondale Court, and extends back 177 feet on the North line and 189.9 feet on the South line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Lucy D. Wilson, unmarried by Warranty deed from Lelah R. Goad, unmarried of record in Book 8206, page 222, Register's Office for Davidson County, Tennessee, dated September 28, 1990 and recorded on October 01, 1990.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 15, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2733 Sharondale Ct, Nashville, Tennessee 37215**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1028022 DEEDWARR
07/19/2023 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230719-0055489

Witness my/our hand(s) this the 17th DAY OF JULY, 2023.

Lucy D. Wilson

Lucy D. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of July, 2023.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tiffany Rooker, 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 July 17, 2023.

Tiffany Rooker
Affiant Signature

7/18/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 18 day of July, 2023.

Carol M Holmes
Notary's Signature

My Commission Expires: 2/19/24

Notary's Seal

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

File No. RES-23-2733

202307190055489