Karen Johnson Davidson County
Batch# 1042953 **DEEDWARR**
08/25/2023 03 06 32 PM 2 pgs
Fees $13 00 Taxes $2,723 20

20230825-0066729

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $736,000.00

Mks

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maya K. Sharp and Kathleen Sharp	New Owner	082-07-0-188.00
(NAME)	(NAME)	
333 Hancock Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 considerations, the receipt of which is hereby acknowledged, we **Brett Cameron Pumphrey and Sarah Stinger Pumphrey, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Maya K. Sharp, married and Kathleen** Mks **Sharp, a single person, as tenants in common,** hereinafter called the GRANTEE(S), their assigns, a 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. 48 on the plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brett C. Pumphrey and Cameron Vaughan Pumphrey, married by Warranty Deed from Nashville Rehabbers, LLC, dated 11/07/2012, of record in Instrument 20121113-0104516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brett Cameron Pumphrey by Quitclaim Deed from Cameron Ruth Vaughan, dated 01/10/2019, of record in Instrument 20190110-0002705, Register's Office for Davidson County, Tennessee.

The said Brett Cameron Pumphrey has since married and his spouse, Sarah Stinger Pumphrey herein joins to convey any and all right and interest she may have, especially her marital rights.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 333 Hancock Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2108382
Warranty Deed TN

*TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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), his/her/their 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), his/her/their 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

Effective the 22nd day of August, 2023

Brett Cameron Pumphrey

Sarah ~~Stinger~~ Stringer Pumphrey

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brett Cameron Pumphrey and Sarah ~~Stinger~~ Stringer Pumphrey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 22nd day of August, 2023

Notary Public
My Commission Expires _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-333