Karen Johnson Davidson County
Batch# 1043645 DEEDWARR
08/29/2023 08 21 49 AM 2 pgs
Fees $13 00 Taxes $1,443 00
20230829-0067423

This instrument was prepared by and
Please record and return to.
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES M. SHARP, JR., EXECUTOR FOR THE ESTATE OF JAMES M. SHARP, SR.**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD HUNTER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

UNIT NO 9 OF BUILDING C ON THE PLAN OF MAGNOLIA STATION, PHASE ONE, A CONDOMINIUM, CREATED UNDER THE PROVISIONS OF T C A SECTION 64-27-101, ET SEQ , AS AMENDED, AND AS ESTABLISHED BY A MASTER DEED RECORDED AS INSTRUMENT NO 20030827-011444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, AND AS AMENDED IN THE AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO 20041001-0118510 AND INSTRUMENT NO 20040627-0073312, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE SAID UNIT, AS SHOWN ON THE PLAN OF RECORD FILED AS EXHIBIT B TO THE SAID AMENDMENT TO MASTER DEED, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY, THE UNIT CONVEYED AND THE COMMON AREAS REFERRED TO HEREIN

BEING THE SAME PROPERTY CONVEYED TO JAMES M SHARP, A SINGLE MAN BY WARRANTY DEED FROM MAGNOLIA PROPERTIES, L L C , A TENNESSEE LIMITED LIABILITY COMPANY, DATED AUGUST 11, 2010, RECORDED AUGUST 13, 2010, OF RECORD IN INSTRUMENT NO 20100813-0064106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE THE SAID JAMES M SHARP, SR , HAVING SINCE DIED ON MAY 27, 2022, LEAVING HIS SON, JAMES M SHARP, JR , EXECUTOR TO THE ESTATE OF JAMES M SHARP, SR , AUTHORIZED TO SELL SAID PROPERTY, PURSUANT TO THE CIRCUIT COURT OF DAVIDSON COUNTY (PROBATE DIVISION) DOCKET NO 22P1087

JAMES M SHARP AND JAMES M SHARP, SR ARE ONE AND THE SAME PERSON

FOR REFERENCE PURPOSES ONLY. THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1900 TINNIN RD UNIT C9, GOODLETTSVILLE, TN 37072, AND IS DESIGNATED AS MAP AND PARCEL NO 007-14-0-B/009 00

This is improved property known as 1900 TINNIN RD UNIT C9, GOODLETTSVILLE, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 24TH day of AUGUST, 2023

THE ESTATE OF JAMES M. SHARP, SR.

BY: James M Sharp

BY: JAMES M. SHARP, JR., EXECUTOR

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES M SHARP, JR , EXECUTOR OF THE ESTATE OF JAMES M SHARP, SR , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public
My Commission Expires 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $390,000 00

Affiant

Subscribed and sworn to before me, this the 24TH day of AUGUST, 2023

NOTARY PUBLIC
My commission expires 7/20/27

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
TODD HUNTER
1900 TINNIN RD, UNIT C9
GOODLETTSVILLE, TN 37072

Send Tax Bills To:

Same as above

Map and Parcel No(s). 007-14-0-B/009 00