RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
1-21788-DS

Karen Johnson Davidson County
Batch# 1070032 DEEDWARR
11/09/2023 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,257.63
20231109-0087712

WARRANTY DEED

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (339,900.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-7-2024

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jason Shultz (NAME)	**NEW OWNER** (NAME)	**096 02 0 038.00**
111 Donelsonwood Drive Nashville, TN 37214 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 8th day of November, 2023, the undersigned, **BENJAMIN JOSEPH SHARBEL, A MARRIED MAN AND PETER VINCENT SHARBEL, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JASON SCHULTZ, AN UNMARRIED MAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **111 DONELSONWOOD DRIVE, NASHVILLE, TN 37214** and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 22 on the Map of Donelsonwood as of record in Plat Book 2083, Page 26, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Herbert J. Sharbel et ux, Elizabeth G. Sharbel by Warranty Deed from Haywood Maxey Smith et us, Martha E. Smith, dated April 21, 1975, recorded April 28, 1975, of record in Book 4907, page 601, Register's Office for Davidson County, Tennessee. The said Elizabeth G. Sharbel aka Elizabeth Griffith Sharbel having since died on January 18, 2018, property vesting in Herbert J. Sharbel aka Herbert James Sharbel by operation of law as sole surviving heir in the entirety. The said Herbert J. Sharbel having since died May 5, 2023, property passing in accordance to the Last Will and Testament of Herbert James Sharbel to Benjamin Joseph Sharbel and Peter Vincent Sharbel, a copy of which is filed of record in Instrument No. 20130729-0078156, said Register's Office. See also Order to Probate Will for Establishing Muniment of Title, Estate of Herbet James Sharbel, Deceased, Case No. 23P1325, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and filed of record in Instrument No. 20230809-0061647, said Register's Office.

Note: This home is not the primary residence.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of November, 2023.

GRANTOR: Benjamin Joseph Sharbel

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ KNOX)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Benjamin Joseph Sharbel**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 8th day of November, 2023.

Notary Public

7/6/2026
My Commission Expires

NOLAN SHARBEL
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-6-2026
KNOX COUNTY

(THE REST OF THIS PAGE LEFT BLANK INTENTIONALLY. SIGNATURE PAGE TO FOLLOW)

202311090087712

GRANTOR: Peter Vincent Sharbel

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Peter Vincent Sharbel**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~8th~~ 7th day of November, 2023.

Notary Public

3/10/24
My Commission Expires

ONEIL PUSEY
NOTARY PUBLIC
EXP. MARCH 10, 2024
COBB COUNTY, GEORGIA

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/8/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/8/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of November, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3-6-2024

Notary's Seal (if on paper)

