Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-4944

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of January, 2024

Notary Public

Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1093264 DEEDWARR
01/24/2024 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20240124-0004641

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bridgette Nicole Sharpe 704 Will Pl Nashville, TN 37076	**New Owner**	075-11-0-214.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Noelle Sulfaro, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bridgette Nicole Sharpe and Joseph Lawrence Individual

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following land located in the County of Davidson, State of Tennessee, to-wit:

Being all of Lot No. 1-B on the Zone Lot Division of Lots 1, 2, 3 and 74 through 82, on the Plan of Meadows of Tulip Grove, Section One, of record in Plat Book 6250, page 304 and amending the plat of record in Plat Book 5200, page 612, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald E. McBroom, unmarried by Quitclaim deed from Dolores E. McBroom N/K/A Dolores E. Brown unmarried of record in Instrument No. 20130628-0066832 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on June 28, 2013. The said Donald E. McBroom died on or about October 6, 2019. Reference is made to his Last Will and Testament admitted to probate in Docket No. PR-1034, Chancery Court of Macon County, Tennessee and naming Aaron Michael Edmonson as devisee.

Being the same property conveyed to Noelle Sulfaro, an unmarried woman by Warranty Deed from Aaron Michael Edmonson, Devisee and Bonell McBroom, Jr., Executor of the Estate of Donald Edward McBroom of record in Instrument No. 20200507-0047630 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 07, 2020.

Jonathon Conroy, spouse of Noelle Sulfaro, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 704 Will Pl, Nashville, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 19th day of January, 2024.

Noelle Sulfaro

Jonathon Conroy

STATE OF TENNESSEE
COUNTY OF WILSON

On this 19th day of January, 2024, before me personally appeared Noelle Sulfaro and Jonathon Conroy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of January, 2024.

Notary Signature
My commission expires: 3/7/26



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-19-24.

Affiant Signature

1-19-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of January, 2024.

Notary Signature

My Commission Expires: 5-9-26

