Karen Johnson
Batch # 1104533
02/26/2024 11:59:45 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20240226-0012904

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Ernest E Sharpe &
Rosa Mary Sharpe
504 Castlegate Drive
Nashville, TN 37217

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Ernest E. Sharpe a/k/a Ernest Sharpe, Sr. and Rosemary Sharpe a/k/a Rosemary S. Sharpe,** husband and wife, whose address is: 504 Castlegate Dr, Nashville, Tennessee 37217 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Ernest E Sharpe and Rosa Mary Sharpe, Trustees of the Ernest E Sharpe and Rosa Mary Sharpe Oath Trust, dated January 22, 2024, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 504 Castlegate Dr, Nashville, Tennessee 37217, the following tracts of land located in Davidson County, State of Tennessee, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on January 22, 2024.

Ernest E. Sharpe a/k/a Ernest Sharpe, Sr., GRANTOR

Rosemary Sharpe a/k/a Rosemary S. Sharpe, GRANTOR

WILLIAM JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires January 11, 2026

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ernest E. Sharpe a/k/a Ernest Sharpe, Sr. and Rosemary Sharpe a/k/a Rosemary S. Sharpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this January 22, 2024.

Notary
My commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

WILLIAM JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires January 11, 2026

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Ernest E. Sharpe a/k/a Ernest Sharpe, Sr., AFFIANT

Rosemary Sharpe a/k/a Rosemary S. Sharpe, AFFIANT

Sworn to and subscribed before me this January 22, 2024.

Notary
My commission expires:

WILLIAM JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires January 11, 2026

(FOR RECORDING DATA ONLY)

Name and Address of the Property Owner:
Ernest E. Sharpe a/k/a Ernest Sharpe, Sr. &
Rosemary Sharpe a/k/a Rosemary S. Sharpe
504 Castlegate Drive, Nashville, Tennessee 37217

Name and Address of the Persons or Entity Responsible for Taxes:

Ernest E Sharpe and Rosa Mary Sharpe
504 Castlegate Drive, Nashville, Tennessee 37217

EXHIBIT "A"

TRACT 1:

BEING Lot 4 on the Plan of Castlegate, Section 1, as recorded in Book 4460, Page 115, Register's Office, Davidson County, Tennessee.

Parcel Information: 136-10-0-004.00
Commonly known as: 504 Castlegate Drive, Nashville, Tennessee 37217
Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record in Book 9391, Page 829 in the Register's Office of Davidson, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 366, on the Plan of Clover Hill, Section VII, of record in Plat Book 2133, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Parcel Information: 096-10-0-198.00
Commonly known as: 2930 Dunmore Drive, Nashville, Tennessee 37214
Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Document No. 20101213-0098866 in the Register's Office of Davidson, Tennessee.

TRACT 3:

BEING Lot Number 568 on the Plan of TULIP GROVE SUBDIVISION, SECTION 10, of record in Plat Book 5800, page 199, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Parcel Information: 076-01-0-081.00
Commonly known as: 576 Tulip Grove Road, Hermitage, Tennessee 37076
Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record in Book 6720, Page 248 in the Register's Office of Davidson, Tennessee.