This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249091 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$795,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 29th day of March, 2024. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2024, among:

EDWARD THARP AND LORI THARP

HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JACKSON ALLEN SPARKS, AN UNMARRIED MAN, AND GREGORY ALLEN SPARKS, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Karen Johnson Davidson County
Batch# 1116516 DEEDWARR
03/28/2024 02:35:30 PM 6 pgs
Fees: $33.00 Taxes: $2,941.50
20240328-0021742

Land in Davidson County, Tennessee, being Unit No. 2505, of The Residences at Broadwest, as established in Master Deed of record in Instrument No. 20201123-0137217, as amended in Instrument No. 20210817-0111256, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward Tharp and Lori Tharp, husband and wife by deed from 1600 West End Avenue Partners, LLC, a Tennessee limited liability company, dated April 13, 2022, of record in Instrument No. 20220421-0046452, Register's Office for Davidson County, Tennessee.

Commonly known as 1616 West End Avenue, #2505, Nashville, TN 37203.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Edward Tharp

Edward Tharp

State of _____

County of _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Edward Tharp, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this_____ day of March, 2024.

Amy L. Horowitz
Notary Public
My Commission Expires: 3/15/26

ACKNOWLEDGMENT ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF SANTA CLARA)

On 03/05/24, before me, Amy L. Horowitz, Notary Public, personally appeared Edward Tharp, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AMY L. HOROWITZ
Notary Public - California
Santa Clara County
Commission # 2397071
My Comm. Expires Mar 15, 2026

Signature Amy L. Horowitz (Seal)

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Lori Tharp

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Lori Tharp, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Jackson Allen Sparks and Gregory Allen Sparks
Address: 1616 West End Avenue, #2505
City, State, Zip: Nashville, TN 37203

Responsible Party For Taxes:

Name: Legends Bank
Address: 310 N 1st St
City, State, Zip: Clarksville Tn 37040

Tax ID: 092-12-4A-120.00

True Copy Certification

I, **Tonya Cherry,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 27 day of March, 2024.

Affiant Signature
Date 3/28/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

