Karen Johnson Davidson County
Batch# 1124410 DEEDWARR
04/18/2024 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20240418-0027784

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38109-03-2024	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Affiant Subscribed and sworn to before me this 17th day of April, 2024. Notary Public My Commission Expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brittany E. Halligan 939 Sharpe Avenue Nashville, TN 37206	~~FirstBank~~ @	Map and Parcel No.: 08301005900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Nicholas Rapp, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Brittany E. Halligan, unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 939 Sharpe Avenue, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Erica Spies, spouse of Nicholas Rapp, joins in the execution of this instrument for the express purpose of conveying to Grantee all of her interest, marital or otherwise, in the subject property.

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

IN WITNESS WHEREOF, Grantor has executed this instrument effective as of the 17th day of April, 2024.

GRANTOR:

Nicholas Rapp

Erica Spies

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Rapp and Erica Spies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Map Showing W.T. Woods Subdivision of the East part of his lands on Sharpe Avenue, as of record in Book 843, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 72 feet on the northerly side of West Sharpe Avenue and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to Nicholas Rapp, an unmarried man, by deed dated August 23, 2019 from JQR Investments, LLC, of record in Instrument No. 20190906-0090354, Register's Office for Davidson County, Tennessee. Nicholas Rapp having since married Erica Spies.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. All matters appearing on the Plan of record as Book 843, Page 38, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

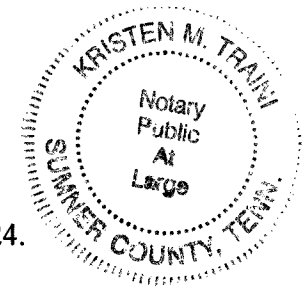
I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/15/24 (date of document).

Jennifer Russell
Affiant Signature

4/18/24
Date

State of Tennessee

County of Sumner



Sworn to and subscribed before me this 18th day of April 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL