Karen Johnson Davidson County
Batch# 1124914 DEEDWARR
04/19/2024 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240419-0028191

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$475,000.00**. **Affiant** Subscribed and sworn to before me, this **17th day of April, 2024**. **Notary Public** **My commission expires:** 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows: **Charles Russell Barron** **862 West Sharpe Avenue, Unit 3** **Nashville, TN 37206**	Send Tax Bills To: New Owner	Map-Parcel Numbers: **082 04 0E 003.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Steven Scheibe, a single man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Charles Russell Barron, an unmarried man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, and being all of Unit No. 3, 862 Sharpe Avenue Townhomes, according to Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 862 Sharpe Avenue Townhomes, a Horizontal Property Regime, of same appearing of record in Instrument No. 20200218-0017491, in the Register's Office of Davidson County, Tennessee, to which Declaration of Covenants, Conditions and Restrictions is hereby made for a more accurate and complete description of said unit.

Being a portion of the same property conveyed to Steve Scheibe, a single man by Home Repair Doctors, LLC Deed from Warranty of record in Instrument No. 20171002-0100200 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **862 West Sharpe Avenue, Unit 3, Nashville, TN 37206**.

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 do 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 in 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.

Witness my/our hand(s) this **17th day of April, 2024.**

Steven Scheibe

Steven Scheibe

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17th day of April, 2024, before me personally appeared Steven Scheibe, 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 17th day of April, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/24

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 **April 17, 2024**.

Date

Affiant Signature

4/17/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

