Karen Johnson Davidson County
Batch# 1200531 DEEDWARR
11/01/2024 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,635.03
20241101-0085211

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,900.00.

Chandra Coleman
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31ST day of October, 2024.

(Affix Seal) Notary Public

My Commission Expires:

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-16-2024

2024-10-2190

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chandra Coleman 1013 Clover Glen Way Antioch, TN 37013	NEW OWNER	Map/Parcel 182-15-0B-004-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Erik Sharpnack and Caroline Sharpnack, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Chandra Coleman, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Minor Subdivision Final plat Clover Glen Phase 1A of record in Plat at Instrument No. 20180618-0058128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erik Sharpnack and Caroline Sharpnack, husband and wife by Warranty Deed from Meritage Homes of Tennessee, Inc, an Arizona Corporation of record in Instrument No. 20190329-0028665 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on March 29, 2019.

This conveyance is subject to the following: 2024 Davidson County property taxes have been prorated between the parties and paid by the Grantor, taxes for subsequent years a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1013 Clover Glen Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 31st day October, 2024.

Erik Sharpnack

Caroline Sharpnack

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of October, 2024, before me personally appeared Erik Sharpnack and Caroline Sharpnack, 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 31st day of October, 2024.

Notary Signature
My commission expires: 12-08-24

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/31/24.

Date

Affiant Signature

10/31/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of October, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03/26/26