Karen Johnson Davidson County
Batch# 1207630 DEEDWARR
11/21/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241121-0091097

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 450,000.00.

Affiant

Subscribed and Sworn before me this 21st day of November , 2024.

Notary Public
My commission expires: 8-16-2025

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Josh Jirjis 511 Brewer Drive, Nashville, TN 37211	New Owner	161-03-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kyle Patrick Sharp, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Josh Jirjis, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Re-subdivision of Lot 28, Wilkerson Heights, of record in Plat Book 6200, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLYDE C. SMITHSON AND WIFE, LENA ' M. SMITHSON, by deed from HUGH C. CATES AND WIFE, HELEN M. CATES, of record in Book 7619, page 857, dated August 1, 1988, said Register's Office. The said Clyde C. Smithson having died on or about July 16, 1993, leaving Lena M. Smithson the surviving tenant by the entireties. Lena M. Smithson further conveyed to Lena M. Smithson, Trustee, U/A/D 9/27/1993, by Quitclaim Deed of record in Book 9103, page 367, dated September 27, 1993, said Register's Office. Subsequently Lena Mai Smithson, Trustee, Revocable Living Trust U/A/D 9/27/93 further conveyed by Quitclaim Deed to Lena Mai Smithson of record in Book 11305, page 989, dated January 20, 1999, said Register's Office. Being further conveyed to Richard C. Smithson, by Quitclaim Deed from Lena Mai Smithson, of record in Instrument No. 20040127-0010157, dated January 26, 2004, said Register's Office. And being further conveyed to Magness Florine Smithson by Quitclaim Deed from Richard C. Smithson, of record as Instrument No 20161031-0114874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kyle Patrick Sharp, by Warranty Deed from Magness Florine Smithson, an unmarried woman, of Record in Instrument #20161129012513 7, dated November 14, 2016, and recorded November 29, 2016, in said Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 511 Brewer Drive, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 21st day of November , 2024.

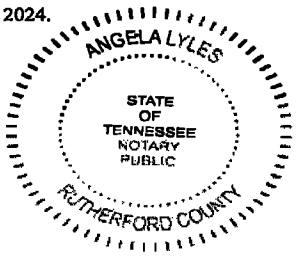
Kyle Patrick Sharp

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21st day of November, 2024, before me personally appeared Kyle Patrick Sharp, 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 21st day of November, 2024.

Notary Signature
My commission expires: 3/23/26



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **11/21/2024** (date of document).

Jami K. Averwater

Affiant Signature

11/21/2024

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **21st** day of **November**, 2024.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL



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