BOX 10-A

Karen Johnson
Batch # 1239646
02/21/2025 01 30 21 PM
Fees $13 00 Taxes $2,877 77

Davidson County
DEEDWARR
2 pgs

20250221-0013052

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $777,777 00

Affiant

Subscribed and sworn to before me this 20th day of February, 2025

Notary Public

My commission expires _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
William Daniel Sharp and Rachel Sharp	First Bank	**172-14-0A-008.00CO**
5933 Hitching Post Lane	722 Columbia Avenue	
Nashville, TN 37211	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles M. Vance, II and Jenna Vance, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Daniel Sharp and Rachel Sharp, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 103 on the Plan of Wexford Downs, Section One of record in Book 9700, Pages 308 and 309, 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 all of the property conveyed to Charles M Vance II and Jenna Vance, husband and wife, by deed from Marissa G Moore and husband, Jeremy H Moore, of record in Instrument No 20131119-0119329, Register's Office for Davidson County, Tennessee, dated November 15, 2013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING.

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees
b This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 9700, Pages 308 and 309, Register's Office for Davidson, Tennessee
c Restrictive covenants contained in an instrument of record in Book 10292, Page 51, amended in Book 10792, Page 822 and Instrument No 20000810-0079498, Register's Office for Davidson County, Tennessee
d. Charter for Homeowners Association of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee
e All matters of record in Plat Book 9700, Page 221, in the Register's Office for Davidson County, Tennessee.
f Deed of common areas to Homeowners Association of record in Book 10937, Page 789 and Book 10937, Page 791, in the Register's Office for Davidson County, Tennessee
g Water Main Easement of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee
h Sewer Easement of record in Book 11201, Page 766 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee
i Easement to Nashville Gas Company of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee

j Easement to BellSouth of record in Book 10529, Page 560 and Instrument No 20020807-0095117, in the Register's Office for Davidson County, Tennessee
k. Storm Water Detention Agreement of record in Book 10357, Page 925 (sec 1), in the Register's Office for Davidson County, Tennessee
l Subject to rights of others in and to common areas/elements
m Subject to lien for special assessment contained in DCCR's/Master Deed
n Subject to HOA dues- if any
o All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 5933 Hitching Post Lane, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 20th day of February, 2025

Charles M Vance, II

Jenna Vance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Charles M. Vance, II and Jenna Vance,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 19 day of February, 2025

Notary Signature
My commission expires 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File # 25-11
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027