Karen Johnson Davidson County
Batch# 1240172 DEEDWARR
02/24/2025 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $9,324.00
20250224-0013335

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,520,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2025.

April Sumrud
Notary Public

MY COMMISSION EXPIRES: 12-19-2028

(AFFIX SEAL)

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

File No.: RES-25-2733

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
101 Lea Ave., Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nicholas South and Hannah South | NEW OWNER | 117 03 0 089.00 |
| (NAME) | (NAME) | |
| 2733 Sharondale Court<br>Nashville, TN 37215 | | |
| (ADDRESS) | (ADDRESS) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SHARONDALE CT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **NICHOLAS SOUTH AND HANNAH SOUTH, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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. 26 on the Map of Hillsboro Circle, A Re-Subdivision of Campbell's Sharondale Plan, as shown on plat of record in Plat Book 1130, Page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sharondale Ct, LLC, a Tennessee Limited Liability Company, from Lucy D. Wilson, unmarried, by Warranty Deed dated July 17, 2023, recorded July 19, 2023, in Instrument No. 20230719-0055489, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2733 Sharondale Court, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 18th day of February, 2025.

Sharondale Ct, LLC, a Tennessee limited liability company

By: _____
Ryan Bartz, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam LaFever of the state and county mentioned, personally appeared Ryan Bartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Sharondale Ct, LLC, the within named bargainor, a Limited Liability Company, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Nashville, this 18th day of February, 2025.

_____
Notary Signature
Printed Name: Adam LaFever
My commission expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**101 Lea Ave., Nashville, TN 37210**
**(615) 515-7171**

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 Februarv 18. 2025.

Affiant Signature

24th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

