WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242987 DEEDWARR
03/05/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250305-0016409

G-ORE-25-774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Russell Allen Hendley, II and Margaret Hart Davis	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**052-01-0-246.00**
3408 Shelby Bottoms Bend	**3940 North Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THOMAS W. SHARP AND MAYA K. SHARP, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUSSELL ALLEN HENDLEY II, AN UNMARRIED MAN MARGARET HART DAVIS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 2, on the Plan of Madison Park Subdivision, of record in Book 843, Page 75, Register's Office for Davidson County, Tennesse, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Maya K. Sharp and Thomas W. Sharp, wife and husband by Warranty Deed from Carey Wilson, a single woman of record in Instrument No. 20211129-0157322 Register's Office for Davidson County, Tennessee, dated November 24, 2021 and recorded on November 29, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 75, Plat Book 843, Page 7, and Plat Book 421, Page 184, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **774 Oakdell Avenue, Madison, Tennessee 37115**.

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(S), 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 the 28th DAY OF FEBRUARY, 2025.

Thomas W. Sharp by Kati Sharp, His Attorney in Fact
Thomas W. Sharp by Kati Sharp,
Attorney in Fact

Maya K. Sharp by Katie Sharp, Her Attorney in Fact
Maya K. Sharp by Katie Sharp,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATI SHARP , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of THOMAS W. SHARP AND MAYA K. SHARP, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS W. SHARP AND MAYA K. SHARP.

Witness my hand and official seal, this the 28th of February, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 28 day of February, 2025.

Affiant Signature

Date 2/28/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

