WARRANTY DEED

Karen Johnson
Batch # 1291713
06/30/2025 10 59 44 AM
Fees $13 00 Taxes $1,324 60

Davidson County
DEEDWARR
2 pgs

20250630-0051306

(SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2025

Notary Public
MY COMMISSION EXPIRES _____

File #25-TC-3518-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Delaney A Esper and Huntley Pennington	New Owner	
(NAME)	(NAME)	**133-06-0-084**
3518 Sanford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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,

EMILY CROPSEY, AN UNMARRIED WOMAN, AND STEVEN SHARER, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DELANEY A. ESPER, AN UNMARRIED WMAN AND HUNTLEY PENNINGTON, AN UNMARRIED MAN, AS JOINT TENANTS WITH 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 30 on the Plan of D M MINCY'S ADDITION TO FLATROCK of record in Plat Book 547, Page 24 and part of the alley that was closed by Metro Ordinance No 080-202, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 30 fronts 50 feet on the Easterly side of Sanford Avenue and runs back 183 50 feet on the Northerly line and 183 05 feet on the Southerly line to an alley in the rear on which it measures 50 feet

Being the same property conveyed to Emily Cropsey and Steven Sharer, by Warranty Deed from Claci Ayers Walls and Drew Nicholas Walls a/k/a Drew Walls, wife and husband, of record in Instrument No 20210721-0097656, in the Register's Office of Davidson County, Tennessee, dated July 20, 2021, and recorded on July 21, 2021

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D M MINCY'S ADDITION TO FLATROCK, as recorded in Plat Book 547, Page(s) 24
* Easement for Driveway, recorded in Book 6386, Page 971 and Book 9948, Page 14
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **3518 Sanford Avenue, 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 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 24 day of June, 2025

Emily Cropsey

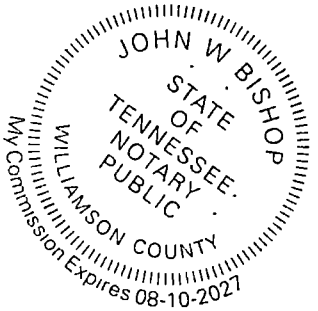
Steven Sharer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of June, 2025, before me personally appeared Emily Cropsey, 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 24 day of June, 2025

Notary Signature
My commission expires.



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2025, before me personally appeared Steven Sharer, 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 24 day of June, 2025

Notary Signature
My commission expires

