STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$646,680.00** (Six Hundred Forty Six Thousand Six Hundred Eighty)

AFFIANT

Subscribed to and sworn before me this 8th day of July, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES

(NOTARY SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1295387 **DEEDWARR**
07/09/2025 10 25 AM 2 pgs
Fees $13 00 Taxes $2,392 72

20250709-0053919

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Madison Jill Sharp 928 Thomas Avenue Nashville, TN 37216	**SAME AS NEW OWNER**	072060X00200CO

WARRANTY DEED

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, I/WE, **ASHLEY NICOLE DANNER, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MADISON JILL SHARP, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Unit 926B on the Plan of Homes at 926 Thomas Avenue, attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 926 Thomas Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160224-0017462, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashley Nicole Danner, a single woman, by deed from Eric Bowlby and spouse, Maris Bowlby, of record in Instrument No. 20230221-0012118, dated February 21, 2023 and recorded on February 21, 2023, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **928 THOMAS AVENUE** **NASHVILLE, TN 37216**

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 Whenever 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, this 8th day of July, 2025

Ashley Nicole Danner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of July, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ashley Nicole Danner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of July, 2025.

Notary Public

Commission Expires: July 3, 2028

RYAN WESLEY PRATT
TENNESSEE NOTARY PUBLIC
My Comm Exp July 3, 2028
COUNTY OF DAVIDSON