Karen Johnson Davidson County
Batch# 1324339 DEEDWARR
09/19/2025 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20250919-0075069

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4241

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00

SBennett
Affiant

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of September, 2025

Notary Public

Commission Expires: 9-19-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shelby Bennett 111 Southampton Court Goodlettsville, TN 37072	FirstTrust Home Loans, Inc. 906 South Rock Street Sheridan, AR 72150	026-07-0-120.00

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,

Justin Andrew Sharp and Katelyn Elizabeth Sharp, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelby Bennett, a single woman

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 198, Windsor Green, Phase II, Section 1, as shown on the plat of record in Plat Book 6250, Page 988 and 989 as corrected by Surveyor's Certificate of Correction recorded in Book 7205, Page 890, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin Andrew Sharp and Katelyn Elizabeth Sharp, husband and wife by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C of record in Instrument No. 20140422-0033402

Register's Office for Davidson County, Tennessee, dated April 18, 2014 and recorded on April 22, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 111 Southampton Court, Goodlettsville, TN 37072

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 so covenant with 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.

Dated this the 18th day of September, 2025.

Justin Andrew Sharp

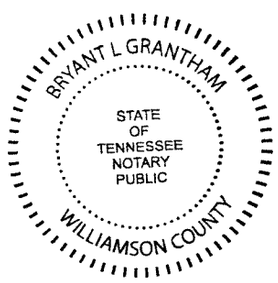
Katelyn Elizabeth Sharp

STATE OF TENNESSEE
COUNTY OF Sumner

On this 18th day of September, 2025, before me personally appeared Justin Andrew Sharp and Katelyn Elizabeth Sharp, 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 18th day of September, 2025.

Notary Signature
My commission expires: 4-25-2029



WARRANTY DEED

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9-18-2025 (date of document).

Jennifer Russell
Affiant Signature

9-18-2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of September, 2025.

Debra Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 9-19-2028

NOTARY'S SEAL

