WARRANTY DEED

Karen Johnson Davidson County
Batch# 1336095 DEEDWARR
10/20/2025 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $4,806.30
20251020-0083480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,000.00

Joseph Patrick Farr Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2025.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-491

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Patrick Farr, Jr. and Holly Amanda Farr	Regions Bank d/b/a Regions Mortgage	
(NAME) 2917 Sharon Hill Circle	(NAME) P.O. Box 200401	117033C002.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Florence, SC 29502-0401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon Hill Partners LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Joseph Patrick Farr, Jr. and Holly Amanda Farr**, husband and wife (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is property located at 2917 Sharon Hill Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the ~~17th~~ 16th day of October, 2025.

GRANTOR:

Sharon Hill Partners LLC,
a Tennessee limited liability company

By: _____
Drew Mann, **Authorized Member**

STATE OF TENNESSEE)
COUNTY OF Knox)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Drew Mann with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of Sharon Hill Partners LLC, a Tennessee limited liability company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Member of the limited liability company.

WITNESS my hand, at office, this 16th day of October, 2025.

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 07-07-2027

_____
Notary Public

My Commission Expires: 07/07/2027

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of THE RESIDENCES AT SHARON HILL A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE RESIDENCES AT SHARON HILL A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument No. 20240627-0048260 and amended in Instrument No. 20250908-0071239, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Thomas P. Stephens and wife, Mora Blue Stephens, by Warranty Deed from Keith C. Moody and wife, Alberta S. Moody, of record in Book 3533, Page 45, in the Register's Office of Davidson County, Tennessee, dated March 30, 1963, and recorded on April 09, 1963.

Being a part of the same property conveyed to Frederick R. Stephens, by Warranty Deed from Thomas P. Stephens and spouse, Mora Blue Stephens, of record in Book 9797, Page 640, in the Register's Office of Davidson County, Tennessee, dated September 15, 1995, and recorded on September 18, 1995.

Being a part of the same property conveyed to Frederick R. Stephens, Trustee of The Frederick R. Stephens Revocable Trust dated July 9, 2021, by Quitclaim Deed from Frederick R. Stephens, of record in Instrument No. 20210712-0093426, in the Register's Office of Davidson County, Tennessee, dated July 09, 2021, and recorded on July 12, 2021.

Being part of the same property conveyed to Sharon Hill Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Frederick R. Stephens, Trustee of The Frederick R. Stephens Trust dated July 9, 2021, of record in Instrument No. 20240603-0041195, in the Register's Office of Davidson County, Tennessee, dated May 31, 2024 and recorded on June 03, 2024.

True Copy Certification

I, **Tammy Carney,** 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 16th day of October, 2025.

Affiant Signature
Date 10/17/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

