PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1353809 DEEDWARR
12/04/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $14,800.00
20251204-0096442

Ivey Title, LLC Ref: (DL) Title No.: 64255
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Rader Sarah Rader 4430 Sheppard Place Nashville, TN 37205	**New Owner** **Property**

TAX MAP PARCEL NUMBERS: 13006002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$4,000,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin H. Sharp and Kara B. Sharp, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Rader and Sarah Rader, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being the following described real estate, situated in the **TWENTY-THIRD COUNCIL DISTRICT** of Davidson County, Tennessee, being that property, which was conveyed to Kevin and Kara Sharp, by deed of record in Instrument Number 20180202 0010854, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 1-inch pipe found in the north right-of-way of Sheppard Place Road, 20 feet from the center, at the southeast corner of Scruggs, Instrument Number 20100715-0055671; thence with Scruggs North 23 Degrees 12 Minutes 14 Seconds East, 241.86 feet to a 1-inch pipe found in the south line of Herbert and Jones, Instrument Number 20130913-0096651; thence with Herbert and Jones and The Dobbs Living Trust, Instrument Number 20141027-0098935, each a portion of the way South 80 Degrees 28 Minutes 28 Seconds East, 76.45 to the easternmost southeast corner of The Dobbs Living Trust; thence with The Dobbs Living Trust as follows:

North 13 Degrees 28 Minutes 52 Seconds East, passing a 1/2-inch rebar found at 0.32 feet, and continuing 18.57 feet, for a total distance of 18.89 feet to a 1/2-inch rebar found;

South 81 Degrees 43 Minutes 45 Seconds East, 76.14 feet to a 1/2-inch rebar found at the northwest corner of Warner, Book 3908, page 698; thence with Warner as follows:

South 06 Degrees 22 Minutes 44 Seconds East, 18.96 feet to a 1/2-inch rebar found; North 84 Degrees 17 Minutes 36 Seconds West, 12.02 feet to a 1/2-inch rebar with Cherry Land Surveying cap found;

South 28 Degrees 38 Minutes 27 Seconds West, 289.61 feet to a 1-inch pipe found in the north right-of-way of Sheppard Place, 20 feet from the center; thence with Sheppard Place Road right-of-way North 61 Degrees 42 Minutes 46 Seconds West, 115.57 feet to the Point of Beginning, and containing 0.81 acres, more or less, field survey by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on April 06, 2018. Bearings are based upon Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to Kevin H. Sharp and Kara B. Sharp, husband and wife, by Warranty Deed from Mary Battle Thompson, married, dated February 1, 2018 and recorded on February 2, 2018, of record in Inst. No. 20180202-0010854, Register's Office for Davidson County, Tennessee.

Field survey by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on April 06, 2018.

This conveyance is subject to: Taxes for 2026, and subsequent years; All Matters shown on the Plan of record in Book 421, page 169, said Register's Office.

This is improved property, known as 4430 Sheppard Place, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of November, 2025.

Kevin H. Sharp

Kara B. Sharp

State of Tennessee

County of Davidson

On this this 25th day of November, 2025, before me the undersigned authority, personally appeared Kevin H. Sharp and Kara B. Sharp, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00.

Affiant

Sworn and subscribed before me this 2 day of December, 2025.

Notary

My Commission Expires: _____

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

Certificate of Authenticity

I, Krystal Schuster, 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 **11/25/25**.

Date

Affiant Signature

11/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **25** day of **November**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)