Karen Johnson Davidson County
Batch# 1422661 DEEDWARR
05/20/2026 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260520-0045312

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this the 8th day of May, 2026. Notary Public My commission expires: 12-26-2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Weimar Ochoa Moreno	New Owner(s)	034-07-0-024.00
307 Shepherd Hills Dr		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GARY SHARP, A MARRIED MAN, AND MAXWELL DAVENPORT SHARP, SOLE HEIR-AT-LAW OF THE ESTATE OF GARY BRYAN SHARP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WEIMAR OCHOA MORENO,** Unmarried Man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT NO. 53 ON THE UNRECORDED PLAN OF SHEPHERD HILLS SECTION II, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF SHEPHERD HILLS DRIVE, AT THE COMMON CORNER OF LOTS NOS. 52 AND 53; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 300 FEET TO A POINT; THENCE SOUTH 76 DEGREES 24 MINUTES EAST 134.7 FEET TO A POINT THE COMMON OF LOTS NOS. 53 AND 54; THENCE WITH THE LINE BETWEEN SAID LOTS WESTWARDLY 350 FEET TO A POINT IN THE EASTERLY MARGIN OF SHEPHERD HILLS DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHWARDLY 125 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to GARY SHARP, A MARRIED MAN AND GARY BRYAN SHARP, AN UNMARRIED MAN by Warranty deed from CHRISTOPHER D. ISELE AND WIFE, TERRU ISELE of record in Instrument No. 20140604-0048222 Register's Office for Davidson County, Tennessee, dated 5/30/2014 and recorded on 6/4/2014.

Gary Bryan Sharp died on or around September 22, 2014. Affidavit of Heirship of record in Instrument Number ***, Register's Office for Davidson County, Tennessee, lists Maxwell Davenport Sharp as sole Heir-at-Law of the Estate of Gary Bryan Sharp.

*** 202605200045310 202605200045311

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 307 Shepherd Hills Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of May, 2026.

Gary Sharp

Estate of Gary Bryan Sharp

By: _____

Maxwell Davenport Sharp, Sole Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Sharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of May, 2026.

Notary Public

My Commission Expires: 11-8-28

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maxwell Davenport Sharp, Sole Heir-at-Law of Estate of Gary Bryan Sharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of May, 2026.

Notary Public

My Commission Expires: 11-8-28

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-8-26 (date of document).

Affiant Signature

5-8-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of May, 26

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027