THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 200977 **DEEDWARR**
03/01/2019 10:01:16 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190301-0018682

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **320,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Render Ventures, LLC	New Owner	MAP
360 Pennystone Cir		PARCEL 171 07 0 002.00
Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Estate of Joseph Gerard Shedlock**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Render Ventures, LLC**

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 No. 2 on the Plan of Section I, Cloverland Acres of record in Plat Book 4300, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph G. Shedlock a/k/a Joseph Gerard Shedlock by Quitclaim deed from Maurita Shedlock Lark of record in Instrument No. 20020507-0056382 Register's Office for Davidson County, Tennessee, dated 05/07/2002 and recorded on 05/07/2002.

The said Joseph G. Shedlock died September 18, 2018, and by his will in case no. 18P1800 of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, appointing Barbara J. Perutelli as Executrix of the Estate and devising said property to Maurita Nicole Shedlock Lark as his sole heir.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5733 Cloverland Drive, Brentwood,, TN 37027.**

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 do 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.

Witness ___ hand( ) this the 27th day of February, 2019.

Estate of Joseph Gerard Shedlock

By: Barbara J. Perutelli, Executrix
Barbara J. Perutelli, Executrix

Maurita Nicole Shedlock Lark
Maurita Nicole Shedlock Lark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Barbara J. Perutelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument), and who acknowledged herself to be the Executrix of the **Estate of Joseph Gerard Shedlock**, being authorized to execute the foregoing instrument for the purposes therein contained on behalf of the Estate of Joseph Gerard Shedlock as Executrix of said Estate.

Witness my hand and seal this the 27th day of February, 2019.

Notary Public

My Commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public of said County and State, Maurita Nicole Shedlock Lark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 7/30/20

LIZ DUCOTE
Notary ID # 12030438
My Commission Expires
July 30, 2020