Karen Johnson Davidson County
Batch# 219930 DEEDWARR
04/22/2019 08:55:58 AM 2 pgs
Fees: $13.00 Taxes: $492.10

20190422-0036112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Shelby and Kim Shelby, husband and wife	John Shelby (NAME)	
831 Wren Road (ADDRESS)	831 Wren Road (ADDRESS)	053-09-0-081.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tonya L. Billingsley, Administrator of The Estate of Karen Renee Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Shelby and Kim Shelby, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 50A ON THE PLAN OF KIMBOLTON SUBDIVISION, PHASE II, AS OF RECORD IN PLAT BOOK 6900, PAGES 792, 793 AND 794, ZONE LOT DIVISION OF RECORD IN BOOK 6900, PAGE 909, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 50A FRONTS 42.83 FEET ON THE SOUTHERLY MARGIN OF APACHE LANE AND RUNS BACK 144.05 FEET ON THE EASTERLY LINE AND 134.41 FEET ON THE WESTERLY LINE TO A LINE IN THE REAR WHICH MEASURES 69.51 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KAREN RENEE SMITH, UNMARRIED, BY WARRANTY DEED FROM PHILLIPS BUILDERS, INC., OF RECORD IN BOOK 7858, PAGE 522, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID KAREN RENEE SMITH HAVING SINCE DIED ON NOVEMBER 22, 2018. BY ORDER ENTERED APRIL 10, 2019 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, CASE NO.19P259 SAID PROPERTY WAS DIVESTED FROM THE HEIRSOF KAREN RENEE SMITH AND VESTED IN THE ESTATE OF KAREN RENEE SMITH, AND TONYA L. BILLINGSLEY, ITS ADMINISTRATOR, WAS ORDERED TO MAKE THE WITHIN CONVEYANCE.

THIS CONVEYANCE SUBJECT TO THE 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1410 Apache Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 18th day of April, 2019.

Estate of Karen Renee Smith

WARRANTY DEED
(Continued)

BY: Tonya L. Billingsley
Tonya L. Billingsley, Administrator

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tonya L. Billingsley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of April, 2019.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072