WARRANTY DEED

Karen Johnson Davidson County
Batch# 294542 DEEDWARR
10/02/2019 09:26:06 AM 2 pgs
Fees: $13.00 Taxes: $560.55

20191002-0100431

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 3-7-23

(AFFIX SEAL)

DONNA J. VANDERMEER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel Mai Tran	Pinnacle Bank	162 01 0C 096.00
(NAME)	(NAME)	
485 Hickory Glade Dr.	150 3rd Avenue South Suite 1000	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Dianne Shepherd, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rachel Mai Tran, married woman,** 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:

A certain planned Unit Development in Davidson County, Tennessee, being Unit No. 96 on the Plan of Phase 2, Hickory Glade of record in Plat Book 6250, Page 889, as amended in Book 6900, Page 803 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 Patricia Dianne Shepherd by Warranty deed from Kathryn M. Russ f/k/a Kathryn K. McAllister, unmarried of record in Instrument No. 20021002-0119419 Register's Office for Davidson County, Tennessee, dated September 26, 2002 and recorded on October 02, 2002. (Value of consideration shown in aforementioned deed $77,000.00.) Being also known as 485 Hickory Glade Drive Antioch, Tennessee 37013.

William Kelly Burgess, spouse of Patricia Dianne Shepherd, hereby joins in the execution and conveyance of subject property to convey any and all marital interests and rights he may have in and to said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is Improved X property, known as 485 Hickory Glade Dr., Antioch, TN 37013
(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 hands this 30th day of September, 2019.

Patricia Dianne Shepherd

William Kelly Burgess

State of Tennessee
County of Dickson

Personally appeared before me Patricia Dianne Shepherd and William Kelly Burgess, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2019.

Notary Public
My Commission Expires: 3-26-22

STEPHEN P REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-26-2022