Karen Johnson Davidson County
Batch# 327366 DEEDWARR
12/10/2019 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20191210-0127163

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC PAMELA JO SMITHSON

THIS INSTRUMENT WAS PREPARED BY
Pam Smithson,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-112037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dexter J. Shelton	New Owner	
(NAME) 131 Bluebell Dr.	(NAME)	118-07-0-134.00
(ADDRESS) Madison, AL 35758	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MAGGIE STANFORD, INDEPENDENT SPECIAL TRUSTEE OF THE LOGVINOV CHARITABLE REMAINDER TRUST, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEXTER J. SHELTON, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot Nos. 25 and 26 of Block "B" on the map of Berry Hill Gardens, as of record in Plat Book 1130, Page 36, Register's Office for said County.

Said Lot No. 25 fronts 55 feet on the Westerly side of Azalia Place and runs back 133.3 feet on the North line and 141 feet on the South line, to a dead line on which it measures 80 feet.

Said Lot No. 26 fronts 60 feet on the Westerly side of Azalia Place and runs back between lines 141 feet on the North line and 133 feet on the South line to a dead line on which it measures 69.9 feet.

Being the same property conveyed to Vadim Logvinov and wife, Helen Logvinov by Installment deed from Jack M. Smith, Inc. of record in Book 6179, page 703, Register's Office for Davidson County, Tennessee, dated 11/18/1983 and recorded on 11/21/1983.

Being the same property conveyed to Evelyn McCormick, Independent Special Trustee of the Logvinov Charitable Remainder Trust by Quitclaim deed from Vadim Logvinov and wife, Helen Logvinov of record in Book 10484, page 330, Register's Office for Davidson County, Tennessee, dated 06/04/1997 and recorded on 06/07/1997.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2815 and 2817 Azalea Place, Nashville, TN 37204
(House No.) (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 the 9th day of December, 2019

Maggie Stanford, Independent Special Trustee of the Logvinov Charitable Remainder Trust

BY: Maggie Stanford
Maggie Stanford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

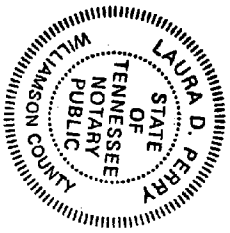
On this the 9th day of December, 2019, before me personally appeared Maggie Stanford, Independent Special Trustee of the Logvinov Charitable Remainder Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th day of December, 2019.

Notary Public

My Commission Expires: 9.20.23

(SEAL)



True Copy Certification

I, Krista McRee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY