WARRANTY DEED

Karen Johnson Davidson County
Batch# 370565 DEEDWARR
03/10/2020 03:18:28 PM 2 pgs
Fees: $13.00 Taxes: $333.00

20200310-0026993

J-TW-20-3272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/7/2023
(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Discover TN Realty, LLC	**New Owner**	
(NAME) **106 Public Square, Ste. 104**	(NAME)	**080-08-0-286.00**
(ADDRESS) **Gallatin, TN 37066**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THERESA R. SHELTON, UNMARRIED AND TYNAN STRINGFELLOW, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DISCOVER TN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 19 on the Plan of Bordeaux Hills, Section Four, as of record in Book 3600, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 57 feet on the North side of Hinkle Drive and extends back 134.27 feet on the East line and 134.15 feet on the West line, to a dead line in the rear on which it measures 53.29 feet.

Being the same property conveyed to Evelyn M. Lane by Warranty Deed from Colie R. Allison and wife, Josephine Allison of record in Book 4870, Page 320, Register's Office for Davidson County, Tennessee, dated April 04, 1974 and recorded on November 22, 1974.

Evelyn M. Lane died April 24, 2016, her Last Will and Testament entered in the Circuit Court of Davidson County, Probate Division as Docket No. 16P833. Affidavits of Heirship of record in Instrument No. 20200309-0025792 & 20200309-0025793, Register's Office for Davidson County, Tennessee. Said Affidavits of Heirship show that Michael Shawn Lane was the only heir of Evelyn M. Lane.

Being the same property conveyed to Theresa R. Shelton and Tynan Stringfellow by Quitclaim Deed from Michael S. Lane of record in Instrument No. 20170413-0036351, Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on April 13, 2017.

**Michael S. Lane and Michael Shawn Lane are one in the same perosn.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 3600, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3765, Page 141, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3272 Hinkle Drive, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th DAY OF FEBRUARY, 2020.

Theresa R. Shelton

Tynan Stringfellow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of February, 2020.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of February, 2020.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212