Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6977

Karen Johnson Davidson County
Batch# 399255 DEEDWARR
05/12/2020 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,491.95
20200512-0049192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $673,500.00.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2020.

Notary Public
My Commission Expires: _____

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark A. Skidmore 1417 Shelton Ave Nashville, TN 37216	1417 Shelton Ave Nashville, TN 37216	072 04 0 041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mark Sherrard and Whitney Sherrard, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **The Mark A. Skidmore Living Trust, U/A dated May 16, 2012**, hereinafter called the Grantee(s), his/her/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. 40 and the Easterly 30 feet of Lot No. 41 Block "A" Inglewood Golf Club Subdivision, as shown by Plat of record in Book 843, Page 65, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 40 and part of Lot No. 41 front together 90 feet on the Northerly side of Shelton Avenue and extend back 175.6 feet on the Easterly line and 172.6 feet on the Westerly line to a dead line, measuring 90.39 feet thereon.

Being the same property conveyed to Mark Sherrard and Whitney Sherrard, husband and wife, by Warranty Deed from Barbara D. Dowl, unmarried, and Jane H. Greene, unmarried, of record in Instrument No. 20180328-0029014, in the Register's Office of Davidson County, Tennessee, dated March 27, 2018 and recorded on March 28, 2018.

This is ☒ improved or ☐ unimproved property located at: **1417 Shelton Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2020.

GRANTOR:

Mark Sherrard

Whitney Sherrard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Sherrard and Whitney Sherrard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of May, 2020.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Notary Public
My Commission expires: 3-1-2023

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True Copy Certification

I, Christopher M. Corriveau, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

