Karen Johnson Davidson County
Batch# 427503 DEEDWARRSP
06/29/2020 09:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200629-0069888

Commitment Number: TN20101135

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: TN20101135.

New Property Owner/Mail Tax Statements To:
Colby Noah Shelton and **Erin Shelton**, 685 ATLANTA DR., HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075 08 0 157.00

SPECIAL WARRANTY DEED

Colby Noah Shelton, now married, hereinafter grantor, whose tax-mailing address is **685 ATLANTA DR., HERMITAGE, TN 37076**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Colby Noah Shelton** and **Erin Shelton**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **685 ATLANTA DR., HERMITAGE, TN 37076**, the following real property:

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. 532 on the Plan of Tulip Grove, Section 9, as shown by Plat of record in Plat Book 4675, Page 135, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Tax ID: 075 08 0 157.00 Being that parcel of land conveyed to Colby Noah Shelton, unmarried from Joshua A. Gibbar and Kelly E. Gibbar, husband and wife by that deed dated 3/14/2018 and recorded 3/16/2018 in deed Document No. 20180316-0025249, of the Davidson County, TN public registry.
Property Address is: 685 ATLANTA DR., HERMITAGE, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180316-0025249 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075 08 0 157.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on June 2, 2020:

Colby Noah Shelton

Colby Noah Shelton

Erin Shelton

Erin Shelton

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 2, 2020 by **Colby Noah Shelton and Erin Shelton** who is personally known to me or has produced TN Driver Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Ella K. Butler

Notary Public **ELLA K BUTLER**

ELLA K. BUTLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2 day of June, 2020.

Colby Noah Shelton Erin Shelton
Affiant

Colby Noah Shelton ERIN Shelton
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Seal)

Ella K. Butler
Notary Public

My commission expires:
09/07/2020

Ella K. Butler
Print Name

True Copy Certification

I, BRADY HOWELL, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] BRADY HOWELL 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: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES