WARRANTY DEED

Karen Johnson Davidson County
Batch# 477825 DEEDWARR
09/17/2020 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20200917-0106475

Y-SB-CRES-20-810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021 (AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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)
Gregory Allen Shelton, Jr.	Owner at property	
(NAME)	(NAME)	**059-1-40-267.00**
810 Hillmore Drive	address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **CONSUELA D. GREENE ROACH AND JEREMY L. ROACH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY ALLEN SHELTON, JR., UNMARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 24A on the Plan of Zone Lot Division Lots 4, 5 and 24 Hillmore Subdivision of record in Plat Book 6250, Page 495, 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 Consuela D. Greene, unmarried by Warranty deed from Brenda J. Briggs Humphrey, married of record in Instrument No. 20020402-0039615 Register's Office for Davidson County, Tennessee, dated March 28, 2002 and recorded on April 02, 2002.

Consuela D. Greene having since married and is now known as Consuela D. Greene Roach. Jeremy L. Roach joins in the conveyance of said instrument to convey any marital interest he has in subject property.

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 Plat Book 6250, Page 495, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6423, Page 597, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Hillmore 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 9th DAY OF SEPTEMBER, 2020.

Consuela D. Greene Roach

Jeremy L. Roach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONSUELA D. GREENE ROACH, 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 9th of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
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, JEREMY L. ROACH, 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 9th of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21