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RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014682

Karen Johnson Davidson County
Batch# 518140 DEEDWARR
11/18/2020 09:55:16 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20201118-0135658

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy C. Shafer, Jane L. Shafer and Thomas E. Shafer 2226 Thistlewood Drive Nashville, TN 37216	Same address as new owner	072-08-0-098.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Five Thousand and 00/100 Dollars ($335,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEREK GIRMSCHEID, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AMY C. SHAFER, UNMARRIED, AND JANE L. SHAFER AND HUSBAND, THOMAS E. SHAFER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Derek Girmscheid, a single man, from James L. Parrott, Jr., unmarried, by Warranty Deed dated December 1, 2014 and recorded December 3, 2014 in Instrument #20141203-0110648, said Register's Office. Derek Girmscheid is now married to Megan Girmscheid. Megan Girmscheid hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 2226 Thistlewood Drive, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of November, 2020.

DEREK GIRMSCHEID

Megan Girmscheid by D, Attorney-in-Fact

MEGAN GIRMSCHEID BY DEREK GIRMSCHEID, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Derek Girmscheid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of November, 2020.

Katherine Warren
Notary Public
My commission expires: 4-13-22

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Derek Girmscheid, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Megan Girmscheid by Power of Attorney granted on 11-13 2020 and acknowledged that he executed the same as the free act and deed of the said Megan Girmscheid.

WITNESS my hand and seal, this the 16th day of November, 2020.

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public
My commission expires: 4-13-22