WARRANTY DEED

Karen Johnson Davidson County
Batch# 524671 DEEDWARR
12/04/2020 10:55:17 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20201204-0141101

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Jerry L. Shrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2020

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jerry L. Shrum and Benjamin Snoddy	Jerry L. Shrum and Benjamin Snoddy	043-10-0-033.00
(NAME)	(NAME)	
160 Scalf Drive & Lot (M&P) - 043 11002 000	709 N. Dupont Ave	04311002000
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203398

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Timothy Mark Sheppard** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jerry L. Shrum and Benjamin Snoddy**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 9th Civil District of Davidson County, Tennessee, being Lot Nos. 108 and 169 on the unrecorded Map of Anderson Estates, Section I, and described as follows, to-wit

Beginning at a point in the west margin of McArthur Drive at the corner of Lots 108 and 109; thence with the line between said lots and along the line between Lots 168 and 169, westwardly 300.1 feet to the east margin of Scalf Drive; thence with the margin of the same, southwardly 48.1 feet to the beginning of a curve; thence around said curve, southeastwardly 30.3 feet to the north margin of Du Pont Avenue, thence with margin of the same, eastwardly 260.8 feet to the beginning of a curve; thence around said curve, northeastwardly 31.7 feet to the west margin of McArthur Drive; thence with the margin of the same, northwardly 46.7 feet to the point of beginning.

BEING the same property conveyed to Carl Sheppard and wife, Mary Louise Fay Sheppard by Deed from William R. Smith and wife, Zella C. Smith dated August 30, 1961 and filed of record in Book 3279, page 470, Register's Office for Davidson County, Tennessee. Carl Sheppard having since died on or about July 4, 1985 leaving Mary Louise Fay Sheppard as surviving tenant by the entirety. Mary Louise Fay Sheppard having since died intestate on or about May 9, 2007 leaving said property vested in her heirs at law Carl Terry Sheppard, Catherine Elizabeth Sheppard, Daisy Frances Sheppard, Nancy Ruth Sheppard, Edith Kaye Sheppard, Joseph Albert Sheppard, Timothy Mark Sheppard and Barbara Jean Sheppard as evidenced by Affidavit of Heirship of record in Instrument No. 20201204-0141099, said Register's Office. 20201204-0141100

Being the same property conveyed to Carl Sheppard by Quitclaim Deeds of record in Instrument No. 20080122-0006514; Instrument No. 20080122-006515; Instrument No. 20080122-0006516; Instrument No. 20080122-0006517; Instrument No. 20080122-0006518; Instrument No. 20080122-0006519; Instrument No. 20080122-0006520, said Register's Office. Carl T. Sheppard a/k/a Carl Sheppard having since died testate on or about August 7, 2012, Pursuant to Last Will and Testament of Carl T. Sheppard, in the Seventh Circuit Court Twentieth Judicial District of Tennessee, at Nashville, Probate Division, Case Number 12P1539, said property was devised to Timothy Mark Sheppard.

Unimproved ☐

This is improved ☒ property, known as 160 Scalf Drive & Lot (M&P) - 043 11002 000, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of December, 2020

Timothy Mark Sheppard

Timothy Mark Sheppard

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy Mark Sheppard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of December, 2020.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

