Karen Johnson Davidson County
Batch# 544721 DEEDWARR
01/04/2021 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,269.10
20210104-0000806

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204143

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$343,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of December, 2020

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

WARRANTY DEED

THIS INDENTURE, made this 29th day of December, 2020, among:

JACOB MILNER, TRUSTEE OF THE 524 NORTON TRUST

its successors and/or assigns (the "**Grantor**")

AND

JACOB SHELDON AND JEANA NEWSOM

including all heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Map of Section One, Joywood Heights of record in Plat Book 1130, Page 91, 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 Andreas Albert by Warranty deed from Mary Ann Mott of record in Instrument No. 20030926-0142917 Register's Office for Davidson County, Tennessee, dated September 24, 2003 and recorded on September 26, 2003. (Value of consideration shown in aforementioned deed $21,000.00.)

Being the same property conveyed to 524 Norton Trust by Warranty deed from Andreas Albert of record in Instrument No. 20200812-0089733 Register's Office for Davidson County, Tennessee, dated August 11, 2020 and recorded on August 12, 2020. (Value of consideration shown in aforementioned deed $207,000.00.) Being also known as 524 Norton Ave Nashville, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

524 Norton Trust

BY: _____

Jacob Milner, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Jacob Milner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of 524 Norton Trust the within named bargainor, and that he as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its Trustee.

Witness my hand and official seal this 28 day of December, 2020.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

_____
Notary Public
My Commission Expires:_____

Owner Name & Property Address:
Name: Jacob Sheldon and Jeana Newsom
Address: 524 Norton Ave
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:
Name: ~~Jacob Sheldon and Jeana Newsom~~ Shelter Mortgage Company
Address: 4000 W. Brown Deer Road
City, State, Zip: Milwaukee, WI 53209

Tax ID: 071-08-0-175.00

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

