Karen Johnson Davidson County
Batch# 561692 DEEDWARR
01/26/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210126-0011729

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of January, 2021.

NOTARY PUBLIC

My commission expires: 10/19/24

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Vernon Eugene Shaw, Jr. and Janee Monique Shaw	New Owner	049-16-0A-009.00-CO
(NAME)	(NAME)	
808 Willow Trace Court		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Redemption Properties, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Vernon Eugene Shaw, Jr. and Janee Monique Shaw, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Second Revision of Willow Trace Subdivision of record in Plat Book 7900, Page 14, Corrected in Book 8020, Page 967 and Book 8046, Page641 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 Destinye Pearce, and unmarried woman and Melanie Pearce-Brown and Leonard T. Brown, wife and husband by Warranty deed from Valeria Cook, unmarried of record in Instrument No. 20150505-0041026 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 05, 2015. (Value of consideration shown in aforementioned deed $99,900.00.)

Being the same property conveyed to Redemption Properties, LLC by Warranty deed from Destinye Pearce, and unmarried woman and Melanie Pearce-Brown and Leonard T. Brown, wife and husband of record in Instrument No. 20200928-0111640 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on September 28, 2020.

This property is __unimproved _X_improved property known as: 808 Willow Trace Court, Whites Creek, TN 37189.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of January, 2021.

Redemption Properties, LLC

BY: Shannon Lee Lane, member

Shannon Lee Lane, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Shannon Lee Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Redemption Properties, LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Redemption Properties, LLC as Member.

Witness my hand and official seal, this the 22nd day of January, 2021.

Mary Birthright

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

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