Karen Johnson Davidson County
Batch# 619544 DEEDWARR
04/21/2021 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,605.43
20210421-0053180

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16TH DAY OF APRIL, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Joseph Shultz and Kristine Rose Zahm	Interline Mortgage Sevices, LLC	
(NAME) 4202 KINGS LANE	(NAME) 5815 N. Sam Houston Pkwy West, Ste 300	05814015800
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS) Houston, Texas 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Specialized Trust Company FBO Erskine Ray Perkins IRA**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Michael Joseph Shultz and Kristine Rose Zahm, Both Unmarried, as tenants in common with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the amended final plat of Enchanted Hills, Section 5, Phase 1, as of record in Book 6900, Page 870, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Specialized Trust Company Custodian FBO Erskine Ray Perkins IRA by virtue of that certain Warranty Deed dated August 31, 2020, and being of record at Instrument No. 20200902-0099542 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4202 Kings Ln Nashville, TN 37218
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of April, 2021.

Specialized Trust Company Custodian FBO Erskine Ray Perkins IRA
By: _____
Authorized Signatory **Authorized Signatory**

STATE OF New Mexico
COUNTY OF Bernalillo

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ned Kragthorpe, Authorized Signatory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who, upon oath, acknowledged himself/herself to be the Authorize Signatory of Specialized Trust Company Custodian FBO Erskine Ray Perkins IRA, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of April, 2021.

_____
Notary Public

My Commission Expires: 8/22/22

OFFICIAL SEAL
Pamela Bachicha
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 8/22/22

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022