Karen Johnson Davidson County
Batch# 628110 DEEDWARR
05/03/2021 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210503-0059314

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $400,000.00.

John Shelby
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of April, 2021.

Mary Birthright
NOTARY PUBLIC

My commission expires:_____

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

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Shelby	Mortgage Investors Group	063-00-0-103.00
(NAME)	(NAME)	
515 Menees Lane	8302 East Walker Springs Lane, Ste. 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	

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 **Estate of Douglas G. Odom, Jr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Shelby , an unmarried man**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin which is located 784.22 feet Southerly from a railroad spike in the Southerly right-of-way of Menees Road; thence South 06 degrees 07 minutes 32 seconds West 299.70 feet to an iron pin; thence North 83 degrees 42 minutes 33 seconds West 557.77 feet to an iron pin; thence North 08 degrees 36 minutes 27 seconds East 454.99 feet to a point; thence South 83 degrees 42 minutes 33 seconds East 339.68 feet to an iron pin; thence South 06 degrees 42 minutes 19 seconds West 154.92 feet to a point; thence South 83 degrees 42 minutes 33 seconds East 199.95 feet to the point of beginning, containing 5.01 acres more or less.

Together with the appurtenant easement for ingress and egress established by the Driveway Easement for Ingress and Egress of record in Book 8370, Page 679 and Book 8370, Page 682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas G. Odom, Jr. by Quitclaim Deed from Douglas G. Odom, Jr. and Estate of Robbie Hawkins Odom of record in Instrument No. 20140815-0074183 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on August 15, 2014.

This property is __unimproved _X_improved property known as: 515 Menees Lane, Madison, TN 37115.

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 28th day of April, 2021.

Estate of Douglas G. Odom, Jr.

BY: Larry Douglas Odom, Co-Executor
Larry Douglas Odom, Co Executor

BY: Teresa O. Gann, Co-Executor
Teresa O. Gann, Co-Executor

BY: Deborah O. Massey by Larry Douglas Odom
Deborah O. Massey by Larry Douglas Odom
her attorney-in-fact, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Douglas G. Odom, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Executors of Estate of Douglas G. Odom, Jr., and in his capacity as such Executor acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2021.

Mary Birthright

Notary Public
My Commission Expires: 7/3/23

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Larry Douglas Odom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Deborah O. Massey, Co-Executor of the Estate of Douglas G. Odom, Jr. and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 202105030059313 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 28th day of April, 2021.

Mary Birthright

Notary Public
My Commission Expires: 7/3/23

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY