THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36209-03-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 29th day of April, 2021. Notary Public My Commission Expires:

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023

WARRANTY DEED

Address New Owner: Stefanie Chamberlain Jacob Taylor Frederick 1139 Shelton Avenue Nashville, TN 37216	**Send Tax Bills To:** CapStar Bank 2002 Richard Jones Rd., Ste 300A Nashville TN 37215	**Tax Information:** Map and Parcel No.: 07203029000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mallory Hull, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stefanie Chamberlain and Jacob Taylor Frederick, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1139 Shelton Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 629159 DEEDWARR
05/05/2021 10:41:09 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20210505-0060152

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2021.

Mallory Hull by Gerald G. Patterson,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mallory Hull, and he is authorized by Mallory Hull to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of April, 2021.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly forty-five feet of the easterly 99.2 feet of Lot No. 77 on the Map of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 77 fronts forty-five feet on the northerly side of Shelton Avenue and runs back between parallel lines, one hundred and eighty-five feet, more or less, to the southerly line of Lot No. 98.

Being the same property conveyed to Mallory Hull, unmarried, by deed dated April 20, 2012, from Jimmie Crouch, unmarried, of record in Instrument No. 20120423-0034359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 07203029000.
3. All matters appearing on the Plan of record as Book 332, page 101, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.
4. Any Discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
5. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
6. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.
7. Liens, encumbrances, or claims thereof, which are not shown by the public record.
8. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
9. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
10. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 07203029000.
11. State and County taxes for the year 2020, in the amount of $2,445.00, PAID. Map and Parcel No. 07203029000.
12. All matters appearing on the Plan of record as Book 332, page 101, Register's Office for Davidson County, Tennessee.