THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2944
Parcel ID: 105-04-0-119

Property Address:
34 Shepard Street, Nashville, TN 37210

Karen Johnson Davidson County
Batch# 638157 DEEDWARR
05/18/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20210518-0066777

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
1212 3rd Ave. South
Nashville, TN 37210

Address of New Owner:
"Same"

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **of SEAN GILDER,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **DANIEL S. SCHOR, Trustee of the DANIEL S. SCHOR REVOCABLE TRUST, uad March 10, 2020**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot 24, and in the John Trimble Homestead Addition to the City of Nashville, Tennessee, described as follows:

Beginning on the North side of Tennessee Street at a point 100 feet West of the intersection of Thomas Street and Tennessee Street; running thence westwardly 37 and one half feet to a point; thence northwardly 131 feet, more or less, to a 12 foot alley; thence eastwardly along the southern margin of said alley 37 and one half feet to a point; thence southwardly along the dividing line between Lots 24 and 25 in said plan 131.2 feet, more or less, to Tennessee Street, the point of beginning. See plan of said Addition of record in Book 57, Page 53, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to KATHLEEN GILDER by Deed dated July 1, 2020 from NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION, a Tennessee Nonprofit Corporation, recorded July 6, 2020, in Instrument Number 20200706-0072170, in the Official Records of Davidson County, Tennessee. Kathleen Gilder a/k/a Kathleen Gilder Slack having died intestate on 1/27/2021, property vested to her Heir at Law, Sean Gilder, See Affidavit of Heirships of record in Instrument No. 202105180066775 and Instrument No. 202105180066776, Register's Office for Davidson County, Tennessee.

This is improved property known as, 34 Shepard Street, Nashville, TN 37210.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 57, page 33, Register's Office for Davidson County, Tennessee.

3. Agreement for Public Right-of-way easement granted to The Metropolitan Government of

Nashville and Davidson County as contained in Instrument No. 20190506-0042232, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 13 day of May, 2021.

SEAN GILDER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named SEAN GILDER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 13 day of May, 2021.



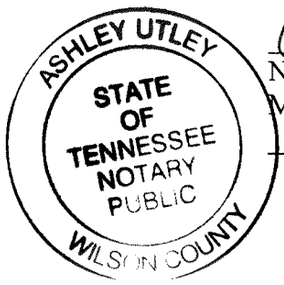
Notary Public
My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $369,000.00.

Affiant

SWORN TO and subscribed before me on this 13th day of May, 2021.



Notary Public
My Commission Expires:
9-21-2024

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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