WARRANTY DEED

Karen Johnson Davidson County
Batch# 642523 DEEDWARR
05/24/2021 09:25:34 AM 2 pgs
Fees: $13.00 Taxes: $878.75

20210524-0069816

KIM DEBERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

William C Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
William C. Mason and Michael P. LaBorg	NEW OWNER	42-14-22
(NAME)	(NAME)	
130 Rhine Ave.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211170

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, I/we, **Raymond Wesley Roberts Estate and Debra Sneed and David M Sneed and Shaun Shiveley** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William C. Mason and Michael P. LaBorg**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 82 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Raymond Roberts (an undivided 1/3 interest), Dorothy Roberts (an undivided 1/3 interest) and Opal Elrod (an undivided 1/3 interest life estate with remainder to Dorothy Roberts), by Warranty Deed from H. Lavonn Rogers, as to an 80% interest and Gallatin Road Baptist Church, Inc, as to a 20% interest, dated August 2, 1990 and filed of record in Book 8170, page 800, Register's Office for Davidson County, Tennessee. Raymond Roberts having died testate on or about November 11, 2019, devising a Life Estate to his wife, Margaret Annette Roberts with the remainder to his children, Raymond Roberts Jr., Paul Roberts and Juanita Young pursuant to his Last Will and Testament being filed in the Seventh Circuit Court of Davidson County, TN, under Docket No. 20P610. The property was further conveyed to Raymond Roberts Jr., Paul Allen Roberts and Juanita Young, as tenants in common (to a 1/3 undivided) interest by Quitclaim Deed from Margaret Annette Roberts, dated April 6, 2021 and filed of record in Instrument No. 20210413-0048822, Register's Office for Davidson County, Tennessee. Pursuant to Order to Sell Real Property (Seventh Circuit Court of Davidson County, TN, under Docket No. 20P610), Juanita Young, Executor is authorized to execute documents to convey subject property.

Opal Elrod having died on or about March 28, 2001 terminating her life estate interest.

Dorothy Roberts died intestate on or about November 11, 1997 leaving her interest in subject property vested in Mike Sneed, Debra Sneed and Shaun Shiveley as evidenced by Affidavits of Heirship of record in Instrument No. 20210524-0069812 and Instrument No. * 20210524-0069813, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 130 Rhine Ave., Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of May, 2021

Raymond Wesley Roberts Estate

BY: Executor
Juanita Young, Executor

Debra Sneed By Shaun Shively, attorney in fact
Debra Sneed
By Shaun Shiveley, Attorney in Fact

David M Sneed, By Shaun Shiveley, attorney in fact
David M Sneed
By Shaun Shiveley, Attorney in Fact

Shaun Shiveley
Shaun Shiveley

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Shaun Shiveley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David M Sneed and Debra Sneed, and who acknowledged that he/she executed the same as the free act and deed of David M Sneed and Debra Sneed.

Witness my hand, at office, this 21st of May, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State,Juanita Young, Executor for Raymond Wesley Roberts Estate and Shaun Shiveley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of May, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires
July 18, 2023