Karen Johnson Davidson County
Batch# 650361 DEEDWARR
06/07/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20210607-0075808




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $199,900.00

John + Cigdem Sheffield
Affiant

Subscribed and sworn to before me, this 28 day of May, 2021.

Notary Public

My commission expires: 12/8/24

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **James MacPhaille** | **New Owner** | **092160B05600CO** |
| **900 19th Ave S Unit 507** | **Same** | |
| **Nashville, TN 37212** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**John Sheffield and Cigdem Sheffield, Trustees of the Sheffield Family Trust, dated 4/24/2013**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James MacPhaille and Catherine MacPhaille, husband and wife**

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 Unit No. 507, Level 7 of University Square Condominium Apartments,a Horizontal Property Regime established by Master Deed of record in Book 7051, Page 529, and amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee, together with the undivided percent interest in the common elements appurtenant to said unit, as set forth in "Exhibit A" of said Master Deed, the plat of which is of record in Plat book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, an including Parking Space 14, Ground Level of said Condominium Development.

Being the same property conveyed to John Sheffield and Cigdem Sheffield, Trustees of the Sheffield Family Trust, dated 4/24/2013, by Warranty Deed from Tennessee Housing Development Agency, dated June 6, 2014, of record in Instrument No. 20140610-0050410, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved (_____) property known as 900 19th Ave S Unit 507, Nashville, TN 37212.

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 in 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.

John Sheffield Date: 5/28/2021
John Sheffield
**Trustee of the Sheffield Family Trust, dated 4/24/2013**

Date: 5/28/2021
Cigdem Sheffield
**Trustee of the Sheffield Family Trust, dated 4/24/2013**

STATE OF Indiana

COUNTY OF Warren

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **John Sheffield and Cigdem Sheffield** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are TRUSTEES of the Sheffield Family Trust, dated 4/24/2013 and that they are authorized by the Sheffield Family Trust, dated 4/24/2013 to execute this instrument on its behalf.

Witness my hand, at office, this 28 day of May, 2021.

Misty D Hamilton
NOTARY PUBLIC

My Commission Expires: 12/8/2024

MISTY DAWN HAMILTON NOTARY PUBLIC SEAL MY COMMISSION EXPIRES 12-8-2024 COMMISSION NO 693038 WARREN COUNTY, STATE OF INDIANA

# True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

