Karen Johnson Davidson County
Batch# 652120 DEEDWARR
06/08/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210608-0076953

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2021. Notary Public My commission expires: 8-20-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Alex Shubin and Tina Louise Shubin	Legacy Home Loans, LLC	126-16-0A-523.00-CO
7216 Riverfront Drive	4004 Hillsboro Pike, Ste 216 B	
Nashville, TN 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Christine M. Herber and Jeffrey M. Herber, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

William Alex Shubin and Tina Louise Shubin, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being all of Lot No. 296, Riverwalk, Phase 3C, according to plan and survey of same appearing of record in Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20060104-0001187, and in Instrument No. 20070330-0038464, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details as to location and description.

Being the same property conveyed to Christine M. Herber and Jeffrey M. Herber, wife and husband by Warranty deed from Marlene R. Sibrel, Trustee, of the Marlene R. Sibrel Revocable Trust under a declaration of Trust dated the 6th day of November, 2008 of record in Instrument No. 20170627-0064435 Register's Office for Davidson County, Tennessee.

This is improved property known as **7216 Riverfront Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 3rd day of June, 2021.

Christine M. Herber

Jeffrey M. Herber

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christine M. Herber and Jeffrey M. Herber, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of June, 2021.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 21-000157-528

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)