Karen Johnson Davidson County
Batch# 654634 DEEDWARR
06/11/2021 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20210611-0078768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-102317

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dennis S. Shoopman	Dennis S. Shoopman	
(NAME) 1765 Sugar Ridge Rd	(NAME) 1765 Sugar Ridge Rd	160-08-0-080-00
(ADDRESS) Spring Hill, TN 37174	(ADDRESS) Spring Hill, TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN PERSHING WAINSCOTT, JR. AND THOMAS WILLIAM WAINSCOTT AND DEAN LYNN WAINSCOTT AND STEVEN RANDALL WAINSCOTT, JR. AND TAYLOR PAIGE BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS S. SHOOPMAN, MARRIED** 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:

Being Lot No. 7 on the Plan of Section I, Brentview Meadows, as of record in Book 3842, Page 5, amended in Book 3926, Page 101, Register's Office for said County.

Said lot fronts 93 feet on the northerly side of Hill Road Circle and runs back 244.89 feet on the easterly line and 392.48 feet on the westerly line, which is a broken line, to a drainage easement in the rear measuring 272 feet more or less thereon.

Being the same property conveyed to John P. Wainscott and wife, Mary E. Wainscott by Warranty Deed from Claude Dunn Construction Company, Inc. of record in Book 4062, Page 265, Register's Office for Davidson County, Tennessee, dated September 22, 1966 and recorded on September 27, 1966.

The said John P. Wainscott having since died October 4, 1996, leaving said property vested solely in Mary E. Wainscott as surviving tenant by the entirety.

The said Mary E. Wainscott (being also known as Mary Eunice Wainscott) having since died intestate November 22, 2019, leaving said property to her heirs at law, John Pershing Wainscott, Jr., Thomas William Wainscott, Dean Lynn Wainscott and Steven Randall Wainscott.

The said Steven Randall Wainscott having since died intestate December 8, 2020, leaving his portion of said property to his heirs at law Steven Randall Wainscott, Jr. and Taylor Paige Brown.

Affidavit of Heirship for Mary Eunice Wainscott and Steven Randall Wainscott dated June 4, 2021, recorded _____ of record in Instrument Number 202106110078767 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 5433 Hill Road Circle, Nashville, TN 37220-2306
(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 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 is 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.

Witness my/our hand(s) this the 8th day of June, 2021

John Pershing Wainscott Jr by Sharon Kaye Wainscott
John Pershing Wainscott, Jr. by Sharon Kaye Wainscott, Attorney-In-Fact

Thomas William Wainscott

Dean Lynn Wainscott

Steven Randall Wainscott Jr by Dean Lynn Wainscott attorney-in-fact
Steven Randall Wainscott, Jr. by Dean Lynn Wainscott. Attorney-In-Fact

Taylor Paige Brown by Dean Lynn Wainscott Attorney-in-fact
Taylor Paige Brown by Dean Lynn Wainscott, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of June, 2021, before me personally appeared Sharon Kaye Wainscott 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 John Pershing Wainscott, Jr., and who acknowledged she executed the same as the free act and deed of the said John Pershing Wainscott, Jr.

Witness my hand and official seal, this the 8th day of June, 2021.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

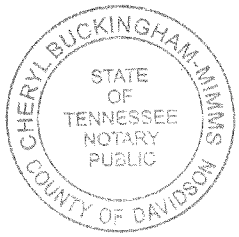
Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Thomas William Wainscott and Dean Lynn Wainscott, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of June, 2021.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

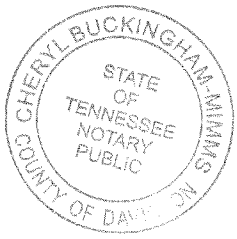
On this the 8th day of June, 2021, before me personally appeared Dean Lynn Wainscott to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven Randall Wainscott, Jr., and who acknowledged he executed the same as the free act and deed of the said Steven Randall Wainscott, Jr.

Witness my hand and official seal, this the 8th day of June, 2021.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

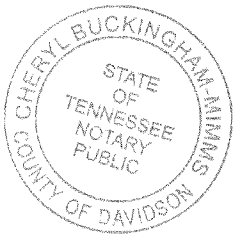
On this the 8th day of June, 2021, before me personally appeared Dean Lynn Wainscott to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Taylor Paige Brown, and who acknowledged he executed the same as the free act and deed of the said Taylor Paige Brown.

Witness my hand and official seal, this the 8th day of June, 2021.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)



True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

