WARRANTY DEED

Karen Johnson Davidson County
Batch# 670811 **DEEDWARR**
07/02/2021 01:16:47 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210702-0090226

W-SB-DP-21-1926

DANA DEARTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Kyle Broadway and Brennan Sehrt Broadway	**NEW OWNER**	
(NAME) **3189 Parthenon Ave., Apt 5**	(NAME)	**073-13-0-026.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF DONALD G. SHELTON AND GREGORY BRIAN SHELTON AND DONALD KEITH SHELTON AND DAVID NEAL SHELTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE BROADWAY AND BRENNAN SEHRT BROADWAY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, page 66, and as amended by instrument of record in Book 3102, page 419, Register's Office for said County.

Said Lot no. 24 fronts 73.37 feet on the southerly side of Valley Park Drive and extends back 139.60 feet on the easterly line and 143.43 feet on the westerly line to a dead line measuring 79 feet thereon.

Being the same property conveyed to Donald G. Shelton and wife, Faye J. Shelton by Warranty Deed from Thedford Leroy Stalvey and wife, Juanita Dubose Stalvey of record in Book 5152, page 255, Register's Office for Davidson County, Tennessee, dated May 26, 1977 and recorded on May 27, 1977. Faye J. Shelton having died on January 4, 2012 and subject property having vested in Donald G. Shelton, as surviving tenant by the entirety. Subsequently, Donald G. Sheton died March 22, 2021, and his Last Will and Testament having been admitted to the Seventh Circuit Court Probate Division Davidson County, Tennessee, Docket No. 21P-926, devises the subject property to Donald Keith Shelton, David Neal Shelton and Gregory Neal Shelton, in equal shares. Melissa Shelton, spouse of Gregory Neal Shelton, hereby joins in the conveyance and does transfer and convey any and all marital interest she may have in and to the herein described property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years,
- All matters shown on the Plan of record in Plat Book 2900, Page 66, and as amended by instrument of record in Book 3102, page 419, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3000, Page 528, in the Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4145, Page 617, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1926 Valley Park Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th DAY OF JUNE, 2021.

Estate of Donald G. Shelton

BY: _____
Donald Keith Shelton
Executor

_____
Gregory Brian Shelton by Donald Keith Shelton
Attorney in Fact

_____
Donald Keith Shelton

_____
David Neal Shelton by Donald Keith Shelton
Attorney in Fact

_____
Melisssa Shelton by Donald Keith Shelton
Attorney in Fact

Melisssa Shelton, spouse of Gregory Brian Shelton, hereby joins in this conveyance and does transfer and convey any and all marital interest Melisssa Shelton may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD KEITH SHELTON, EXECUTOR of the ESTATE OF DONALD G. SHELTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD KEITH SHELTON, 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 GREGORY BRIAN SHELTON AND DAVID NEAL SHELTON AND MELISSA SHELTON, and who acknowledged he/she/they executed the same as the free act and deed of the said GREGORY BRIAN SHELTON AND DAVID NEAL SHELTON AND MELISSA SHELTON.

Witness my hand and official seal, this the 28th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212