THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **365,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 673764 DEEDWARR
07/09/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210709-0092684

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louise Hill Shacklett & Michael Roy Shacklett	New Owner	MAP & PARCEL:
8718 Sawyer Brown Rd		142-13-0C-091.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **J.D Peeples Trust,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Louise Hill Shacklett and Michael Roy Shacklett, wife and husband,**

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 8718, together with the carport designated No. 8718C, in River Plantation, Section Eleven, Phase 1A, a condominium, a horizontal property regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Eleven, Phase 1A, Condominium Apartments, recorded in Book 9700, page 694, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661 and annexation document of record in Book 11029, page 592, said Register's Office, and Plat Book 9700, page 482, to which reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to J.D Peeples Trust by Warranty deed from carol J. Denzler, a widow of record in Instrument No. 20020606-0068670 Register's Office for Davidson County, Tennessee, dated April 25, 2002 and recorded on June 06, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is property known as **8718 Sawyer Brown Rd, Nashville, TN 37221.**

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 Grantor does covenant with the said GRANTEES that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 our hands this the 8th day of July, 2021.

J.D. Peeples Trust

BY: Pamela Rosamond Avery Murphy, Trustee
Pamela Rosamond Avery Murphy, Trustee

BY: Trustee
James Kelley Avery, Jr., aka James Kelly Avery, Jr., Trustee

BY: Trustee
John Buchanan Avery, III, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Pamela Rosamond Avery Murphy, James Kelley Avery, Jr., aka James Kelly Avery, Jr. and John Buchanan Avery, III** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **J.D. Peeples Trust**, the within named bargainor, and Trust, and that they as such **Trustees** being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said as such **Trustees**.

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

My Commission expires 9/2/24

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/8/21 (date of document).

Affiant Signature

7/8/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8th day of July, 2021.

Notary Signature

My Commission Expires: 11-19-23

