Karen Johnson Davidson County
Batch# 677115 DEEDWARR
07/15/2021 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210715-0095162

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $360,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 12th day of July, 2021.

Notary Public
My commission expires: 5-5-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dallas Taras 2337 Alteras Drive Nashville, TN 37211	United Wholesale Mortgage LLC 585 South Boulevard E. Pontiac, MI 48341	173-09-0A 592.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 2337 ALTERAS DRIVE TRUST, DATED JULY 23, 2019, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MELISSA MASI, AN UNMARRIED WOMAN AND DALLAS TARAS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 566 as shown on the plan of Section One of Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Timothy J. Walsh, Trustee of the 2337 Alteras Drive Trust dated July 23, 2019, by Quitclaim Deed dated 07/23/2019, from Donna D. Walsh, of record in Instrument No. 20190731-0075260, Register's Office for said County.

Also being the same property previously conveyed to Donna D. Walsh, by Quitclaim Deed dated 07/23/2019, from Timothy J. Walsh, of record in Instrument No. 20190730-0075067, Register's Office for said County.

Also being the same property previously conveyed to Timothy J. Walsh and Donna D. Walsh, by Warranty Deed dated 7/25/2014, from William D. Shrewsbury, Trustee of the William D. Shrewsbury Revocable Trust and Barbara S. Shrewsbury, Trustee of the Barbara S. Shrewsbury Revocable Trust, of record in Instrument No. 20140801-0068745, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2337 Alteras Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TW

Witness my hand this the 12th day of July, 2021.

2337 Alteras Drive Trust, dated July 23, 2019

BY: _____
Timothy J. Walsh, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Timothy J. Walsh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, 2337 Alteras Drive Trust, dated July 23, 2019, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the 2337 Alteras Drive Trust, dated July 23, 2019 by the said Timothy J. Walsh as such TRUSTEE.

Witness my hand and official seal this 12th day of July, 2021.

My commission expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian 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 07/14/2021 (date of document).

Affiant Signature

07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL