Karen Johnson Davidson County
Batch# 680635 DEEDWARR
07/21/2021 10:37:12 AM 2 pgs
Fees: $13.00 Taxes: $825.10
20210721-0097681

This Instrument Prepared By: Robertson
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW21344

Send Tax Bills To:

New Owner

New Owner is:
Stephen Anderson and Cynthia Lynn Anderson
712 Kent Road
Nashville, TN 37214

MAP/PARCEL: 096-09-0A-712.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brenda Shelton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stephen Anderson, an unmarried man and Cynthia Lynn Anderson, a married woman, as joint tenants,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 712 Kent Road, Nashville, Tennessee 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 712 on the plan of Emery Place Condominiums, of record in Book 6250, Page 719, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

BEING the same property conveyed to Minnie Robertson, by Warranty Deed from Wallace A. Workman and wife, Gail R. Workman, dated 6/12/2006 and recorded 6/13/2006 in Instrument No. 20060613-0070394, in the Register's Office of Davidson County, Tennessee. The said Minnie Robertson, also known as Minnie E. Robertson, having since died testate on October 5, 2016. Her Estate was probated under Docket No. 17P794 in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to Brenda Shelton. See also, Affidavit of Inheritance recorded 4/19/2018 in Instrument No. 20180419-0037073, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of July, 2021.

GRANTOR:

Brenda Shelton

Brenda Shelton

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brenda Shelton** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of July, 2021.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 6-1-2025

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $223,000.00.

Kimberly Beard
Affiant

SWORN TO and subscribed before me this 19th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 6-1-2025

BRYANT L. GRANTHAM STATE