This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
From Information Furnished by Parties

Karen Johnson Davidson County
Batch# 682755 **DEEDWARR**
07/23/2021 01:49:52 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20210723-0099289

Name and Address of New Owner:
Shannon Wade Simpson
1429 Alterzs Circle
Nashville, TN 37211

Send Tax Bills To:
SAME

Tax Map/Group/Parcel:
173-9-A-407.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JOSHUA R. ADKINS AND RACHEL L. ADKINS, HUSBAND AND WIFE**, (hereinafter referred to as "Grantors"), has this day bargained and sold and do hereby transfer and convey unto **SHANNON WADE SIMPSON, UNMARRIED MAN**, (hereinafter referred to as "Grantee"), his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, and being more particularly described as follows to wit:

> Land in Davidson County, Tennessee, Being Lot 341, Lenox Village, Phase Five, as shown on Plat of Record in Instrument No. 20050120-0007427, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Joshua R. Adkins and Rachel L. Adkins, husband and wife, by Deed, of record in Instrument No. 20131204-0123526, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We covenant with the said Grantee that we have lawfully seized and possessed said real estate; that we have a good and lawful right to convey the same and that the same is unencumbered, except for the 2021 property taxes and as otherwise set forth herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantee, heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 23rd day of July, 2021.

Joshua R. Adkins

Rachel L. Adkins

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me, a Notary Public in and for said State and County, **Joshua R. Adkins**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this the 22nd day of July, 2021.

Notary Public

My commission expires: 06-18-2023

PEARL D. MCKNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me, a Notary Public in and for said State and County, **Rachel L. Adkins**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this the 22nd day of July, 2021.

Notary Public

My commission expires: 06-18-2023

PEARL D. MCKNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 23rd day of July, 2021.

Notary Public
My commission expires: 01/03/2022

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY