Karen Johnson Davidson County
Batch# 683053 DEEDWARR
07/26/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,842.60
20210726-0099684

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00.

Affiant

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2021.

Notary Public
MY COMMISSION EXPIRES: 4/28/25
File No. G21-1326I

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dexter J. Shelton and Kay B. Shelton	Dexter J. Shelton Kay B. Shelton	53-26
(NAME)	New Owner (NAME)	
131 Bluebelle Dr.	131 Bluebelle Dr.	
(STREET ADDRESS)	(STREET ADDRESS)	
Madison AL 35758	Madison AL 35758	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Debra Robertson, Roy Johnson, Laurence Cameron, Trustees of Neelys Bend Baptist Church**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dexter J. Shelton and Kay B. Shelton**, husband and wife, 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:

Being Lot No. 1 on the Plat of Neely's Bend Baptist Church Subdivision of Record in Instrument No. 20070418-0046297 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Neelys Bend Baptist Church by Deed dated February 5, 1991 from Wallace M. Jett, recorded February 8, 1991, in Book 8288, Page 733, as well as Deed dated March 11, 1982 conveyed to Neelys Bend Baptist Church from Wallace M. Jett, unmarried in Book 5861, Page 670 and Deed dated March 3, 1982 conveyed to Trustees For Neely's Bend Baptist Church form David D. Flippo and wife, Shirley M. Flippo in Book 5857, Page 615, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes are exempt. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 417 Nawakwa Trail, Madison, TN 37115.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 22nd day of July, 2021.

Neelys Bend Baptist Church

By: Debra Robertson
Debra Robertson, Trustee

By: Roy Johnson
Roy Johnson, Trustee

By: Laurence Cameron
Laurence Cameron, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Debra Robertson, Roy Johnson, and Laurence Cameron all Trustees, of Neelys Bend Baptist Church, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of July, 2021.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/22/21 (date of document).

Affiant Signature

7/22/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY