This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-10848-AP

Karen Johnson Davidson County
Batch# 684814 DEEDWARR
07/27/2021 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20210727-0101117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00.

Kristen Virden
Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 23 day of July, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3/6/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebecca Hicks Zachary Hicks 811 Montrose Ave Nashville TN 37204	New Owner	118-01-0-266

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Timothy B. Shaw, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Hicks and Zachary Hicks, 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:

Land in Davidson County, Tennessee, being all of Lot No. 27, Plan of Montrose Place, according to survey and plat of same appearing of record in Book 57, page 93, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the southerly side of Caruthers Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Timothy B. Shaw, unmarried by Warranty Deed from Mary Elizabeth Owens n/k/a Mary Taft, dated February 10, 2020, recorded February 11, 2020, of record in Instrument No. 20200211-0015691, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Mary Elizabeth Owens by Warranty Deed from William Howard Landis, Jr. and wife, Judith N. Landis, dated March 13, 1964, recorded March 18, 1964, of record in Book 3703, page 437, said Register's Office.

This Instrument executed on behalf of Timothy B. Shaw ("Principal") by Anthony John Shaw pursuant to the Power of Attorney of record in Instrument Number 20170327-0029780, Register's Office for Davidson County, Tennessee.

This is improved property located at: **903 Caruthers Avenue, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2021.

GRANTOR:

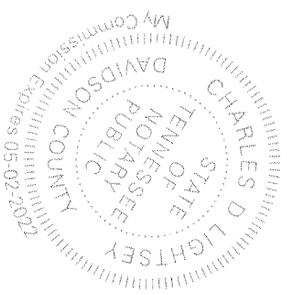
Timothy B. Shaw by Anthony John Shaw as Attorney-in-Fact

Timothy B. Shaw by Anthony John Shaw as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony John Shaw the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Timothy B. Shaw ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 12th day of July, 2021.



Notary Public
My Commission expires: 5/2/22

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/12/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 **day of** July **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM