Karen Johnson Davidson County
Batch# 709602 DEEDWARR
09/02/2021 02:32:16 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20210902-0118603

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Davidson AC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2021.

Notary Public
COMMISSION EXPIRES: 05-02-22

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Delores Johns	CMG Mortgage, Inc. dba CMG Financial	050-15-0-022
(NAME)	(NAME)	
3302 Doverside Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Alexander Shipley, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Delores Johns, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 572 on the plan of Parkwood Estates, Section 4, of record in Book 3300, Page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 572 fronts 103.0 feet on the southerly margin of Doverside Drive and runs back between lines, 150 feet on the easterly line and 150 feet on the westerly line to a dead line on which measures 114.98 feet.

Being the same property conveyed to Alexander Shipley, an unmarried man his heirs and assigns forever by Deed dated May 5, 2017 from Thomas Shipley, a married man, recorded May 16, 2017, in Instrument Number 20170516-0048482, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3302 Doverside Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37207 (Postal Zip)

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 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, successors 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.

Witness our hands this 2nd day of September, 2021.

Alexander Shipley

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Alexander Shipley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 2nd day of September, 2021.

S. Nixon Pressley

Commission Expires: 01/26/2025

