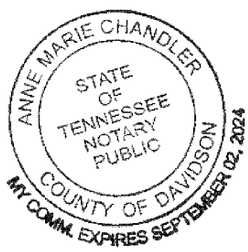
Karen Johnson Davidson County
Batch# 711327 DEEDWARR
09/08/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,434.49
20210908-0120119

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $387,700.00. Affiant Subscribed and sworn to before me, this the 27th day of August, 2021. Notary Public My commission expires: 09/02/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Wayne Shields	UNITED WHOLESALE MTG.	072-09-0-065.00
1200 Broadway, Unit 1311	585 S. BOULEVARD EAST.	
Nashville, TN 37203	PONTIAC, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COREY LAVINDER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW WAYNE SHIELDS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 14 on the map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office for said county.

Included in the above described property but specifically Excluded therefrom, is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways evidenced by judgment of record in Book 4106, Page 198, Register's Office for Davidson County, Tennessee, Docket No. A-1410, Circuit Court of Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office of Davidson County, Tennessee. Beginning at a point in the Northwesterly corner of the property of Bruce N. Richardson, said point being also on the common boundary line with Juanitah Joyce, thence running Easterly 19 feet, more or less, along Richardson's Northerly boundary line to a point; thence running South 13 degrees 14 minutes 46 seconds West, 62 feet, more or less, to a point on Richardson's Southerly boundary line; thence running Easterly 35 feet, more or less, along Richardson's Southerly boundary line to a point; thence running Northeasterly 56.6 feet along Richardson's Westerly boundary line back to the point of beginning, containing 1570 square feet, more or less.

Being the same property conveyed to Ernest Jones and Karen Jones, husband and wife by Special Warranty deed from BancorpSouth Bank, a Mississippi Corporation of record in Instrument No. 20130920-0099367 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 20, 2013.

Being the same property conveyed to Corey Lavinder by Warranty deed from Ernest Jones and wife, Karen Jones of record in Instrument No. 20210115-0007177 Register's Office for Davidson County, Tennessee, dated January 14, 2021 and recorded on January 15, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1514 Jewell Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2021.

Corey Lavinder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Corey Lavinder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of August, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/03/2021 (date ~~of document~~).

Affiant Signature

09/03/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3RD day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
NOTARY SEAL
MY COMM. EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025