Karen Johnson Davidson County
Batch# 714457 DEEDWARR
09/13/2021 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,081.25
20210913-0122179

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$562,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215661	Affiant Sworn to and subscribed before me this 8th day of September, 2021. Notary Public My Commission Expires:
After Recording Return To The Above.	CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

THIS INDENTURE, made this 8th day of September, 2021, among:

DENNIS S. SHOOPMAN, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GREENLEAF REAL ESTATE DEVELOPMENT, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being Lot No. 7 on the Plan of Section I, Brentview Meadows, as of record in Book 3842, Page 5, amended in Book 3926, Page 101, Register's Office for said County.

Said lot fronts 93 feet on the northerly side of Hill Road Circle and runs back 244.89 feet on the easterly line and 392.48 feet on the westerly line, which is a broken line, to a drainage easement in the rear measuring 272 feet more or less thereon.

Being the same property conveyed to John P. Wainscott and wife, Mary E. Wainscott by Warranty Deed from Claude Dunn Construction Company, Inc. of record in Book 4062, Page 265, Register's Office for Davidson County, Tennessee, dated September 22, 1966 and recorded on September 27, 1966.

Pursuant to Affidavit of Heirship recorded on January 07, 2020 in Instrument No. 20200107-0002032, Mary E. Wainscott is now deceased, having died on or about November 22, 2019. John Pershing Wainscott, Sr. having predeceased Mary E. Wainscott on or about October 04, 1996. Mary E. Wainscott left John Pershing Wainscott, Jr, Thomas William Wainscott, Dean Lynn Wainscott and Steven Randall Wainscott as heirs at law.

Pursuant to Affidavit of Heirship recorded on May 13, 2021 in Instrument No. 20210513-0064715, Steven Randall Wainscott is now deceased, having died on or about December 8, 2020. Steven Randall Wainscott left Steven Randall Wainscott, Jr. and Taylor Paid Brown as heirs at law. Also, see Affidavit of Heirship recorded on June 11, 2021 in Instrument No. 20210611-0078767, which was executed by an uninterested party.

Being the same property conveyed to Dennis S. Shoopman, married by Warranty deed from John Pershing Wainscott, Jr. and Thomas William Wainscott and Dean Lynn Wainscott and Steven Randall Wainscott, Jr. and Taylor Paige Brown of record in Instrument No. 20210611-0078768 Register's Office for Davidson County, Tennessee, dated June 08, 2021 and recorded on June 11, 2021.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dennis S. Shoopman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dennis S. Shoopman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2021.

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: May 21, 2025

Owner Name & Property Address:

Greenleaf Real Estate Development, LLC
104 East Park Drive #300
Brentwood, TN 37027

Responsible Party For Taxes:

Greenleaf Real Estate Development, LLC
104 East Park Drive #300
Brentwood, TN 37027

Tax ID: 160-08-0-080.00

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 09/09/2021 ____ (date of document).

Affiant Signature

09/09/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025