Karen Johnson Davidson County
Batch# 722173 DEEDWARR
09/23/2021 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $2,645.50
20210923-0127905

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WESLEY D TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 2, 2022

T-SREG-21-857

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HR Properties of Tennessee, a Tennessee general partnership	**New Owner**	
(NAME)	(NAME)	
4219 Hillsboro Road, Suite 330		**115-02-0-054.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE W. SHUFF, III, EXECUTOR OF THE ESTATE OF BETTY MCKINNON SHUFF, AND GEORGE W. SHUFF, III AND SUZANNE GRAHAM AND MELISSA SHUFF ROMANS, INDIVIDUALLY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 344 on the Plan of Brook Meade, Section IX, as of record in Book 2331, Page 34 and 35, Register's Office for said County.

Said Lot No. 344 fronts 115 feet on the South side of Belton Drive, and extends back 389.9 feet on the West line and 390.6 feet on the East line, to a dead line in the rear on which it measures 116.3 feet.

Being the same property conveyed to George W. Shuff and wife, Elizabeth Louise Shuff by Warranty Deed from George Gianikas and wife, Mary Ellen Gianikas of record in Book 3612, page 627, Register's Office for Davidson County, Tennessee, dated August 13, 1963 and recorded on August 13, 1963.

The said Elizabeth Louise Shuff (also known as Betty McKinnon Shuff and Betty Louise Shuff) died January 4, 2021, predeceased by her husband George W. Shuff. Her will was probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) in Docket No. 21P177. The said George W. Shuff, III, as Executor of the Estate of Betty McKinnon Shuff, joins in the execution of this deed to convey any and all interest the said Estate has in said property. The said George W. Shuff, III, Suzanne Graham and Melissa Shuff Romans join in the execution of this deed to convey any and all interest they may have in said property as individual devisees under the Last Will and Testament of the said Betty McKinnon Shuff.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 34 and 35, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **857 Belton Drive, Nashville, Tennessee 37205-1136**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my hand and official seal, this the 15th of September, 2021.

The Estate of Betty McKinnon Shuff

By: George W. Shuff, Executor
George W. Shuff, III, Executor

George W. Shuff, III

Suzanne Graham

Melissa Shuff Romans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE W. SHUFF, III, EXECUTOR of the ESTATE OF BETTY MCKINNON SHUFF, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of September, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)

JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE W. SHUFF, III, the within named bargainor, 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 the 15th of September, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)

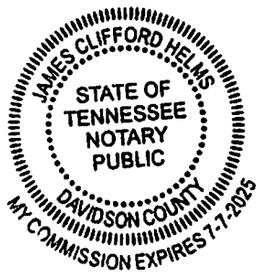
JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUZANNE GRAHAM, the within named bargainor, 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 the 15th of September, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA SHUFF ROMANS, the within named bargainor, 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 the 15th of September, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Wesley D. Turner, 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 September 15, 2021.

Affiant Signature

Date: 9/15/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of September, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

