Karen Johnson Davidson County
Batch# 728142 DEEDWARR
09/30/2021 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210930-0131894

THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Sheila Ann Shields, Trustee 309 Seven Springs Way, No. 101 Brentwood, Tennessee, 37027	SAME	160-15-0D-017.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sheila Ann Shields, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sheila Ann Shields, Trustee of The Sheila Ann Shields Revocable Trust dated September 17, 2021, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of September, 2021.

SHEILA ANN SHIELDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEILA ANN SHIELDS, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 17th day of September, 2021.

Notary Public

My Commission Expires:

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2025

EXHIBIT A

Legal Description

Land lying in the Civil District of Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 17 of St. Martin Square at Seven Springs Condominiums, Phase I, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, *et seq* of the Tennessee Code Annotated, under the Master Deed establishing St. Martin Square at Seven Springs Condominiums Phase I of record in Instrument Number 20060310-0028319, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit to said Master Deed; Together with a percentage interest in the common elements and voting percentage as set forth in exhibit to said Master Deed.

Being the same property conveyed to Nelson W. Shields and wife Sheila Ann Shields by Warranty Deed of record in Instrument No. 20130904-0092925, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sheila A. Shields by Quitclaim Deed from Nelson W. Shields of record in Instrument No. 20150918-0095277 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 309 Seven Springs Way, No. 101, Brentwood, Tennessee 37027.

Tennessee Certification of Electronic Document

I, Bryan Howard, 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 17, 2021 (date of document).

Bryan Howard
Affiant Signature

September 29, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2021.

Amber S Gilliland
Notary's Signature

My Commission Expires: July 7, 2025

NOTARY'S SEAL

