BOX 10-A

WARRANTY DEED

File #21131

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: . (AFFI

Karen Johnson Davidson County
Batch# 729122 DEEDWARR
10/04/2021 08:45:31 AM 5 pgs
Fees: $28.00 Taxes: $2,183.00

20211004-0132732

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Skye Mejia	NEW OWNER	-103-04-0-393.00
(NAME)	(NAME)	
1352 Hicks Edgen Rd.		
(ADDRESS)	(ADDRESS)	
Pleasant View, TN 37146		
(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, **James T. Shrader and Debra Lynn Carter Shrader, individually, and Debra Lynn Carter Shrader as Custodian for Jack Lawrence Shrader, John Terry Shrader and Katherine Shrader Dowdall (formerly known as Katherine Ruth Shrader), and Monica McCullough as Guardian for Caden James Shrader, a minor,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Skye Mejia, Unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 more particularly described as follows:

Being the easterly 50 feet of Lot No. 38 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee. Said part of said Lot 38 fronts 50 feet on the northerly side of Colorado Avenue, and runs back between parallel lines, along the westerly margin of 41st Avenue North, 162.9 feet to an alley.

Being the same property partially conveyed to Debra Lynn Carter Shrader by deed from Charles D. Carter dated 12/21/2001 and recorded as Instrument No: 20011226-0141624, and by deed dated 12/21/2001 and recorded as Instrument No: 20020103-0001330. Also being the same property partially conveyed to Debra Lynn Carter Shrader Custodian for Jack Lawrence Shrader by deed from Charles D. Carter dated 12/21/2001 and recorded as Instrument No: 20011226-0141625, and by deed dated 12./21/2001 and recorded as Instrument No: 20020103-0001329. Also being the same property partially conveyed to Debra Lynn Carter Shrader Custodian for James Carter Shrader by deed from Charles D. Carter dated 12/21/2001 and recorded as Instrument No: 20011226-0141626, and by deed dated 12/21/2001 and recorded as Instrument No: 20020103-0001328. Also being the same property partially conveyed to Debra Lynn Carter Shrader Custodian for John Terry Shrader by deed from Charles D. Carter dated 12/21/2001 and recorded as Instrument No: 20011226-0141627, and by deed dated 12/21/2001 and recorded as Instrument No: 20020103-0001327. Also being the same property partially conveyed to Debra Lynn Carter Shrader Custodian for Katherine Ruth Shrader by deed from Charles D. Carter dated 12/21/2001 and recorded as Instrument No: 20011226-0141628, and by deed dated 12/21/2001 and recorded as Instrument No: 20020103-0001326, all in the Register's Office for Davidson County.

Further being the same property partially conveyed to James T. Shrader by Quitclaim Deed from Debra Lynn Carter Shrader for the purpose of creating a tenancy by the entirety, of record in Instrument No. 20060427-0048160 Register's Office for Davidson County, Tennessee, dated April 27, 2006 and recorded on April 27, 2006. James Carter Shrader having since died

on December 6, 2014, and his partial interest in the subject property having passed to his sole heir-at-law Caden James Shrader, his son, a minor for whom Letters of Guardianship have been issued to Monica McCullough by Order of the Chancery Court for Williamson County, Tennessee, Probate Division, Docket No. 21PR-11896. Jack Lawrence Shrader, John Terry Shrader and Katherine Ruth Shrader, now known as Katherine Shrader Dowdall, all having reached the age of majority, each execute this instrument for the purpose of quitclaiming and conveying to the Grantee all of their right, title and interest in and to the herein described subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4100 Colorado Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 this 30 day of September, 2021.

James T. Shrader

Debra Lynn Carter Shrader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **James T. Shrader and Debra Lynn Carter Shrader**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of September, 2021.

My commission expires: 7-20-24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

Witness my hand this 30 day of September, 2021.

Monica McCullough GUARDIAN

Monica McCullough, Guardian of the property of Caden James Shrader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Monica McCullough**, Guardian of the property of Caden James Shrader, Docket No. 21PR-11896 in the Chancery Court for Williamson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 30 day of September, 2021.

My commission expires: 7.2024

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

Witness my hand this 30 day of September, 2021.

Debra Lynn Carter Shrader

Debra Lynn Carter Shrader, Custodian for Jack Lawrence Shrader

Debra Lynn Carter Shrader

Debra Lynn Carter Shrader, Custodian for John Terry Shrader

Debra Lynn Carter Shrader

Debra Lynn Carter Shrader, Custodian for Katherine Shrader Dowdall f/k/a Katherine Ruth Shrader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Debra Lynn Carter Shrader, Custodian** for the benefit of Jack Lawrence Shrader, John Terry Shrader and Katherine Shrader Dowdall f/k/a Katherine Ruth Shrader, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 30 day of September, 2021.

My commission expires: 7.2024

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

Witness my hand this 30th day of September, 2021.

John Terry Shrader

Katherine Shrader Dowdall f/k/a Katherine Ruth Shrader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **John Terry Shrader**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2021.

My commission expires: 1/26/25

Notary Public

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Katherine Shrader Dowdall,** formerly known as Katherine Ruth Shrader, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2021.

My commission expires: 1/26/25

Notary Public

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Witness my hand this 29 day of September, 2021.

Jack Lawrence Shrader

STATE OF TENNESSEE

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jack Lawrence Shrader**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of September, 2021.

My commission expires: 11-07-2024

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027