Karen Johnson Davidson County
Batch# 730071 DEEDWARR
10/05/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20211005-0133521

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736172**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00. Affiant Subscribed and sworn to before me, this ~~29th~~ 1st day of ~~September~~ October, 2021. Jennifer Russell Notary Public My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Eric David Streisand, Trustee and Elizabeth Madeleine Durand, Trustee 836 Overton Court Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 06 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheila Ann Shields and Rachel Roberts Ailor, Co-Trustees of The Shields Family Trust, dated September 14, 2015** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Eric David Streisand and Elizabeth Madeleine Durand, Trustees of the Revocable Trust of Eric David Streisand** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Treemont, City of Oak Hill, of record in Plat Book 6250, Page 895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot

Being the same property conveyed to Nelson W. Shields and Sheila A. Shields, Co-Trustees of The Shields Family Trust, dated September 14, 2015, by Quitclaim Deed from Nelson W. Shields and wife, Sheila A. Shields, of record in Instrument No. 20150923-0096848, in the Register's Office of Davidson County, Tennessee, Dated September 23, 2015 and recorded on September 23, 2015. Nelson W. Shields having since passed, and Rachel Roberts Ailor having been appointed as his Successor Trustee for The Shields Family Trust by that certain Trust Designation dated November 20, 2020.

Being the same property conveyed to Nelson W. Shields and wife, Sheila A. Shields, by Warranty Deed from Scott T. Sohr and wife, Lyn E. Sohr, of record in Instrument No. 20130604-0056517, in the Register's Office of Davidson County, Tennessee, Dated May 31, 2013 and recorded on June 04, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat in the Plan of Treemont, City of Oak Hill, as recorded in Plat Book 6250, Page 895.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6833, Page 594, as amended in Book 8259, Page 498, and as Instrument No. 20051202-0145241; 20100212-0011250.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6833, Page 601.

Easement for the flow of the waters of the unknown river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown river (or creek), free from diminution or pollution.

This is improved property located at 836 Overton Court, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2021.

Sheila Ann Shields, Co-Trustee

Rachel Roberts Ailor, Co-Trustee

Sheila Ann Shields, Co-Trustee

Rachel Roberts Ailor, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheila Ann Shields and Rachel Roberts Ailor, with whom I am personally acquainted, and who acknowledged that they are the Co-Trustees of The Shields Family Trust and as such executed the within instrument with authority and for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 09/29/2021 (date of document).

Jennifer Russell
Affiant Signature

10/01/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

