WARRANTY DEED

Karen Johnson Davidson County
Batch# 747549 DEEDWARR
11/02/2021 09:51:06 AM 2 pgs
Fees: $13.00 Taxes: $9,990.00

20211102-0146428

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

[redacted]y:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Johnson Shepard and Kimberly Guy Shepard	NEW OWNER	
(NAME)	(NAME)	
4321 Esteswood Dr		130 08 0 005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **TODD J. VASOS, TRUSTEE OF THE TODD J. VASOS REVOCABLE TRUST, ESTABLISHED BY THE TODD J. VAVOS REVOCABLE TRUST AGREEMENT DATED DECEMBER 17, 2009**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY JOHNSON SHEPARD AND KIMBERLY GUY SHEPARD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 22 on the Plan of Esteswood Estates as of record in Book 1835, Page 101, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Todd J. Vasos, Trustee of the Todd J. Vasos Revocable Trust, established by the Todd J. Vasos Revocable Trust Agreement dated December 17, 2009, by Warranty Deed from Todd J. Vasos, of record in Instrument No. 20100108-0001755, in the Register's Office of Davidson County, Tennessee, dated December 17, 2009 and recorded on January 8, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4321 Esteswood Dr, Nashville, TN 37215
(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 29 day of October, 2021

TODD J. VASOS REVOCABLE TRUST, ESTABLISHED BY THE TODD J. VAVOS REVOCABLE TRUST AGREEMENT DATED DECEMBER 17, 2009

BY: _____

TODD J. VASOS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Todd J. Vasos with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of theTodd J. Vasos Revocable Trust, established by the Todd J. Vavos Revocable Trust Agreement dated December 17, 2009, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 29 day of October, 2021.

Commission expires: 10/2/23

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY