WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14530-MC

Karen Johnson Davidson County
Batch# 758720 DEEDWARR
11/22/2021 09:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,912.90
20211122-0154542

Name and Address of New Owner:
Raul Martinez
2129 East Hill Drive
Madison, TN 37115

Send Tax Bills To: United Wholesale Mtg
~~New Owner~~ 585 South Blvd East
Pontiac, MI 48341

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 03403007700

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 legal sufficiency of which are hereby irrevocably acknowledged, **David M. Shearon and Laura W. Goodwin, as tenants in common with the right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Raul Martinez, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Shepherd Hills, Section No. 5, of record in Plat Book 2854, Page 119, said Register's Office, to which plan references are hereby made for a more complete and accurate legal description.

Being the same property conveyed to David M. Shearon and Laura W. Goodwin, as tenants in common with the right of survivorship by Quitclaim Deed from A. Scott Hubbard, Trustee dated November 2nd 2001 and recorded November 19th 2001 of record in Instrument No. 20011119-0126850 in said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Karen Linn Shearon and husband David M. Shearon by Quitclaim Deed from Elizabeth Shearon, a single woman dated May 30th 1995 and recorded August 28th 1998 of record in Book 11087, Page 499 in said Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Elizabeth Shearon, unmarried and Linn Shearon, a married woman, as Joint Tenants with the Right of Survivorship by Quitclaim Deed from Dyke Tatum, Trustee dated September 6th 1995 and recorded September 7th 1995 of record in Book 9787, Page 455 in said Register's Office for Davidson County, Tennessee. And being the same property conveyed to Elizabeth Shearon, a single woman by Warranty Deed from Bobby D. Tidwell and wife, Melva B. Tidwell, J.L. Newman and wife, Wilda T. Newman, W.D. Tidwell and wife, Elizabeth Ann Tidwell, Donald Huffines and wife, Edna T. Huffines, and Joel Rex Tidwell and wife, Judy Tidwell dated May 30th 1995 and recorded May 31st 1995 of record in Book 9684, Page 551 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2129 East Hill Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of November, 2021.

David M. Shearon (SEAL)

_____ (SEAL)
Laura W. Goodwin

STATE OF Florida
COUNTY OF Pasco

On this 12th day of November, 2021, before me personally appeared David M. Shearon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2021.

Notary Signature
My commission expires: 02/20/2023

Notary Public State of Florida
Claudia M Fantasia
Commission # GG290242
Expires 02/20/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2021, before me personally appeared Laura W. Goodwin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2021.

_____
Notary Signature
My commission expires:

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of November, 2021.

_____(SEAL)
David M. Shearon

Laura W Goodwin (SEAL)
Laura W. Goodwin

STATE OF Florida
COUNTY OF _____

On this 12th day of November, 2021, before me personally appeared David M. Shearon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2021.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2021, before me personally appeared Laura W. Goodwin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2021.

_____
Notary Signature
My commission expires: 11.2.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $517,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of November, 2021.

Notary Signature
My commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 November 12, 2021.

Storey Carver
Affiant Signature

11/12/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of November 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

