Karen Johnson Davidson County
Batch# 766572 DEEDWARR
12/03/2021 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20211203-0160391

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038070**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $960,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this ~~24th~~ 30th day of November, 2021. EW Notary Public My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address New Owner: Jeffrey Howard Feste, II. and Taylor Juliene Feste 1500 Woodmont Blvd Nashville TN 37215	Send Tax Bills To: New Owner Cross Country Mortgage LLC 6850 Miller Road Brecksville, OH 44141	Tax Information: Tax Parcel ID No. 117 12 0 061.00

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, **Joe P. Shelton, a married man and Andrea S. Shelton, a married woman, joint tenants** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Howard Feste, II. and Taylor Juliene Feste, husband and wife**, ("Grantees"), its successors, heirs 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. 1 of Block A on the Plan of Clairmont Subdivision of record in Plat Book 974, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete of the property.

Being the same property conveyed to Joe P. Shelton, a married man and Andrea S. Shelton, a married woman, joint tenants, by Warranty Deed from JRB Realty, LLC, of record in Instrument No. 20171129-0121478, in the Register's Office of Davidson County, Tennessee, dated November 21, 2017 and recorded on November 29, 2017.

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 2022 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 _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clairmont Subdivision, as recorded in Plat Book 974, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 1157, Page 648.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3965, Page 897.

This is improved property located at 1500 Woodmont Blvd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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 24th day of November, 2021.

Joe P. Shelton By [signature] Attorney-in-fact
Joe P. Shelton
By: Ryan Dieck, Attorney in Fact

Andrea S. Shelton By [signature] Attorney-in-fact
Andrea S. Shelton
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joe P. Shelton and Andrea S. Shelton and that he is authorized by Joe P. Shelton and Andrea S. Shelton to execute this instrument on their behalf.

WITNESS my hand, at office, this 24th day of November, 2021.

[signature]
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/01/2021 ____ (date of document).

Affiant Signature

12/01/2021
Date

State of TN

County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL