WARRANTY DEED

Karen Johnson Davidson County
Batch# 767651 DEEDWARR
12/03/2021 03:49:10 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20211203-0161044

Y-SRN-21-2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2021.

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-4-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Shelley and Keith Shelley	**New Owner**	
(NAME)	(NAME)	**069-16-0-021.00**
20 Via Perico		
(ADDRESS)	(ADDRESS)	
Rancho Santa Margarita, CA 92688		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN SHELLEY AND KEITH SHELLEY, WIFE AND HUSBAND**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described accordingly to a survey made by Geo. W. Watkins, Surveyor, June 2, 1951 as follows:

Beginning at an iron pin on the Easterly margin of Ashton Avenue, 245 feet Northerly from the Northeast corner of said Ashton Avenue and the new Hydes Ferry Road; thence South 63 degrees 30 minutes East 165 feet to a point; thence 37 degrees 30 minutes East 80 feet to an iron pin; thence North 61 degrees 30 minutes West 169.4 feet to an old iron pipe in the Easterly margin of said Ashton Avenue; thence with the Easterly margin of said avenue, South 34 degrees West 85 feet to the beginning.

Being the same property conveyed to Pecan Valley Properties, LLC , a Tennessee Limited Liability Company by Warranty deed from Billy E. Hollis and Robert C. Williams of record in Instrument No. 20210607-0075539 Register's Office for Davidson County, Tennessee, dated June 2, 2021 and recorded on June 7, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2008 Ashton Ave., Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF NOVEMBER, 2021.

Pecan Valley Properties, LLC, a Tennessee Limited Liability Company

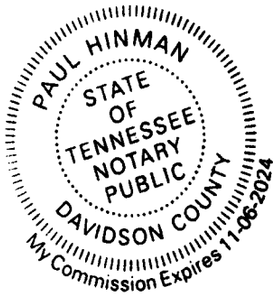
BY: _____
Chris S. Hellmann
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS S. HELLMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212