Karen Johnson Davidson County
Batch# 776933 DEEDWARR
12/20/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20211220-0167940

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $819,999.00.

Affiant

Subscribed and sworn to before me this 6th day of December, 2021.

Notary Public
My Commission Expires:

2021-639

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Hershey & Jacqueline Hershey	Same As New	
4707 Nevada Avenue	Owner	091-15-0-356.00
Nashville, TN, 37209		

WARRANTY DEED

For and in 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

Kelley Lovelace, unmarried and Karen Lovelace, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mark Hershey and Jacqueline Hershey, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 608 on the Plan of Block 28, Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kelley Lovelace and Karen Lovelace, husband and wife by Warranty Deed from Gregory Schiefer and Meredith J. Monsour Schiefer, husband and wife of record in Instrument No. 20170123-0007231 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 23, 2017.

Kelley Lovelace and Karen Lovelace having since divorced on July 29, 2021, in The Chancery Court for Williamson County, Tennessee at Docket No. 94CH1-2021-CV-50054.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4707 Nevada Avenue, Nashville, TN 37209.**

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 our hands this 6th day of December, 2021.

Kelley Lovelace

Karen Lovelace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelley Lovelace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of December, 2021.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Lovelace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of December, 2021.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/6/21 (date of document).

Jennifer L. Pennell

12/6/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of December, 2021.

Notary's Signature

My Commission Expires: 4/3-22

Notary's Seal

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD Exp. 4-13-2022