Karen Johnson Davidson County
Batch# 785686 DEEDWARR
01/10/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220110-0002441

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of December, 2021.

Notary Public

My commission expires: 10/23/2023

(Notary Stamp)

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Diana C. Shepard and Dennis P. Shepard	**New Owner**	**061-04-0-159.00**
105 Lakewood Drive		
Dickson, TN 37055		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jeffrey Allen, also known as Jeffrey Mark Allen, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Diana C. Shepard and Dennis P. Shepard, wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Wherry Subdivision, as shown on plat of record in Plat Book 6200, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jeffrey Allen by Warranty deed from Nola Rose Shepherd of record as Instrument No. 20090406-0031244, Register's Office for Davidson County, Tennessee; Dani Lee Bodkin Allen, ex-spouse of the said Jeffrey Allen conveyed her interest in the subject property to Jeffrey Mark Allen by a quitclaim deed of record as Instrument No. 20190104-0001005, Register's Office for Davidson County, Tennessee, and corrected by a Scrivener's Affidavit of record as Instrument No. 20190405-0031063, Register's Office for Davidson County, Tennessee, pursuant to the terms of a certain Marital Dissolution Agreement of record in Docket Number 47049, Chancery Court of Williamson County, Tennessee; the said Jeffrey Mark Allen is one and the same as, and is also known as Jeffrey Allen.

This is improved property known as **4921 Log Cabin Rd., Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of December, 2021.

Jeffrey Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeffrey Allen, the bargainor(s), 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 swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 27th day of December, 2021.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000469-528

Certificate of Authenticity

I, **HADLEY ROPER**, 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 Dec. 27, 2021.

Affiant Signature

12/27/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/27/21.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal