THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$240,000.00**

Subscribed and sworn to before me this 21 day of January, 2022.

Notary Public **Affiant**
My Commission Expires: 7/22/25

CAITLIN TURNER
NOTARY PUBLIC
OF TENNESSEE
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Richard M. Scudder **704 Allen Pass** **Madison, TN 37115**	**Same as New Owner**	052-16-0-021.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **RALPH E. SHELBY, PEGGY M. YOUNG AND JOHN H. SHELBY**, have this day bargained and sold, and do hereby transfer and convey unto the said **RICHARD M. SCUDDER, MARRIED MAN**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Marlin Meadows, Section 4, of record in Plat Book 2133, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HEBERT SHELBY, JR. AND WIFE, FRANCES HIX SHELBY, by deed from EDWARD E. MARLIN AND WIFE, FLORENCE CLAUDIA MARLIN, of record in Book 2536, page 191, dated April 17, 1956, said Register's Office. The said Herbert Shelby, Jr. having since on or about October 10, 1963, leaving Edna Frances Hix Shelby the surviving tenant by the entirety. The said Edna Frances Hix Shelby having since intestate on or about December 4, 2019, leaving said property to RALPH E. SHELBY, PEGGY M. YOUNG AND JOHN H. SHELBY, her heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20200427-0043823, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, this successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 795759 DEEDWARR
01/26/2022 03:05:46 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20220126-0009572

Witness our hands this 21 day of January, 2022.

RALPH E. SHELBY

PEGGY M. YOUNG

JOHN H. SHELBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **RALPH E. SHELBY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of January, 2022.

NOTARY PUBLIC

My Commission Expires: MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **PEGGY M. YOUNG**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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NOTARY PUBLIC

My Commission Expires: MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023