Karen Johnson Davidson County
Batch# 813682 DEEDWARR
03/02/2022 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220302-0023450

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2022.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jim Morgan	**Community Mortgage LLC**	**07104007200**
160 Dellway Drive	19045 E. Valley View Parkway Ste F	
Nashville, TN 37207	Independence MO 64055	

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 ACKNOWLEDGE, WE,

Alexandrea Pataky, individually and as Administratrix of the Estate of Joshua Shapera, Levi Shapera by Alexandrea Pataky, Guardian, and Sophie Shapera by Alexandrea Pataky, Guardian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jim T. Morgan, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Joywood Heights, Section II, of record in Book 1130, Page 92, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Shapera, an unmarried man, by Warranty Deed from the Estate of Kenneth A. Burd, dated April 30, 2015, of record in Instrument No. 20150508-0042125, Register's Office for Davidson County, Tennessee. Joshua Shapera died intestate on 12/18/2020, leaving his spouse, Alexandrea Pataky, and his two children, Levy Shapera amd Sophie Shapera, his his heirs at law. Reference to the Estate of Joshua Shapera, No. 21P-1295, Seventh Circuit Court of Davidson County, Tennessee. Alexandrea Pataky was appointed Guardian over the property of Levi Shapera and Sophie Shapera (Docket Nos. 21P2435 and 21P2436, Seventh Circuit Court of Davidson County, Tennessee), and by Order entered on 2/4/22 In Re: The Estate of Joshua Shapera, No. 21P-1295, Seventh Circuit Court of Davidson County, Tennessee, the contract for the sale of the above-described property was approved by the Court.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 160 Dellway Drive, Nashville, TN 37207.

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 in 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.

Alexandrea Pataky Date: 2/14/22
Alexandrea Pataky, individually

Alexandrea Pataky Date: 2/14/22
Alexandrea Pataky, as Administratrix of the Estate of Joshua Shapera

Alexandrea Pataky Date: 2/14/22
Levi Shapera by Alexandrea Pataky, Guardian

Alexandrea Pataky Date: 2/14/22
Sophie Shapera by Alexandrea Pataky, Guardian

STATE OF Illinois

COUNTY OF Lake

Personally appeared before me, a Notary Public of said County and State, Alexandrea Pataky, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2022.

MATTHEW G SPONTAK
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 13, 2023

Matthew G. Spontak
NOTARY PUBLIC

My Commission Expires: November 13th, 20

STATE OF Illinois

COUNTY OF Lake

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alexandrea Pataky, Administratrix of the Estate of Joshua Shapera, deceased, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2022.

MATTHEW G SPONTAK
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 13, 2023

Matthew G. Spontak
NOTARY PUBLIC

My Commission Expires: November 13th, 20.

STATE OF Illinois

COUNTY OF Lake

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alexandrea Pataky, Guardian of Levi Shapera and Sophie Shapera, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2022.

Matthew G. Spontak

NOTARY PUBLIC

MATTHEW G SPONTAK
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 13, 2023

My Commission Expires: November 13th, 202

Certificate of Authenticity

I, Megan Millsap, 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 2.14.22.

Date

Affiant Signature

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 18th day of February, 2022.

Notary's Signature
My Commission Expires: 03/04/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY