This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16226-TC

Karen Johnson Davidson County
Batch# 830723 DEEDWARR
03/29/2022 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20220329-0036438

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2022.

Notary Public
My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Risser and Laura Risser 5552 Nevil Point Brentwood, TN 37027	Same as owner.	171 040A 067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dale Houston and Shanna Lee Simpson, individually as Devisees and as Co-Executors of the Estate of Angelia Kathryn Sheer,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark Risser and Laura Risser, husband and wife,** 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. 57 on the Plan of Brownstone, Section 2, of record in Book 9700, Page 791, amended by Book 9700, Page 943, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property devised to Dale Houston and Shanna Lee Simpson by the Last Will and Testament of Angelia Sheer as shown in Case Number 21P1383 in the Circuit Court for Davidson County, Tennessee, Probate Division, dated November 5, 2020 and filed for record on July 6, 2021; and further being the same property conveyed to Angelia Katheryn Giffe Sheer, by Quitclaim Deed from Zachary Herbert, of record in Instrument No. 20150325-0025629, in the Register's Office for Davidson County, Tennessee, dated December 16, 2014 and recorded on March 25, 2015. The said Angelia Katheryn Giffe Sheer is one and the same person as Angelia Kathryn Sheer, who has since died testate on February 12, 2021. Dale Houston and Shanna Lee Simpson execute this instrument as the Co-Executors of the Estate of Angelia Kathryn Sheer, and as Devisees under the Last Will and Testament of Angelia Kathryn Sheer, as outlined above.

Being the same property conveyed to Angelia Katheryn Giffe Sheer and husband, Zachary Herbert, by Quitclaim Deed from Angelia Katheryn Giffe Sheer, married, of record in Instrument No. 20120223-0015768, in the Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 23, 2012; and further being the same property conveyed to Angelia Katheryn Giffe Sheer now a married person, by Quitclaim Deed from David Marc Sheer, now a married person, of record in Instrument No. 20021119-0143130, in the Register's Office for Davidson County, Tennessee, dated October 25, 2002 and recorded on November 19, 2002; and further being the same property conveyed to David M. Sheer and wife, Angelia Sheer, by Warranty Deed from Public Homes Tennessee, of record in Book 11760, Page 132, in the Register's Office for Davidson County, Tennessee, dated November 23, 1999 and

recorded on November 30, 1999. The said Angelia Katheryn Giffe Sheer, was deceased last February 12, 2021.

This is improved property located at: **5552 Nevil Point, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2022.

GRANTOR:

The Estate of Angelia Kathryn Sheer

By: Dale Houston
Dale Houston, Co-Executor

By: _____
Shanna Lee Simpson, Co-Executor

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 Dale Houston and Shanna Lee Simpson, Co-Executors of the Estate of Angelia Kathryn Sheer, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Dale Houston

Shanna Lee Simpson

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 Dale Houston and Shanna Lee Simpson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2022.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 March 21, 2022.

Signature
Date: March 21, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 21st day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission Expires 03/15/2025

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