WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17185-DS

Name and Address of New Owner:
Diverse Ventures, LLC
10 Warwick Lane
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 858472 DEEDWARR
05/19/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20220519-0057924

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13110006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David R. Shepherd, Executor of The Estate of Miriam C. Shepherd**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Diverse Ventures, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Seven Hills, Section Two, First Addition, of record in Book 2663, Page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard Shepherd and wife, Miriam C. Shepherd by Warranty Deed from Lewis L. Stone and wife, Rachel T. Stone dated August 16, 1971 and recorded August 18, 1971 of record in Book 4529, Page 984, in the Register's Office of Davidson County, Tennessee.

Richard Shepherd, Jr. died June 12, 2019. Miriam C. Shepherd died December 17, 2021 and probate was opened in Davidson County Circuit Court, Probate Division, under Docket No. 22P52. David R. Shepherd was appointed as Executor of the Last Will and Testament of Miriam C. Shepherd and was vested with full power and authority to sale, transfer and convey real property.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1355 Burton Valley Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of May, 2022.

The Estate of Miriam C. Shepherd

By: _____ (SEAL)
David R. Shepherd, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2022, before me personally appeared David R. Shepherd, Executor of The Estate of Miriam C. Shepherd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of May, 2022.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $990,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of May, 2022.

_____
Notary Signature
My commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5-11-22 (date of document).

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of May, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

