Karen Johnson Davidson County
Batch# 860612 DEEDWARR
05/23/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20220523-0059553

Name and Address of New Owner:
Shield Rentals, LP
3717 Wimbledon Rd.
Nashville TN 37215
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 04214007000

# 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, **Jon Eric Simpson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shield Rentals, LP,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 31 on the Plan of Section One, Blair Estates, as of record in Book 2663, Page 24, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Westchester Drive at the corner of Lots Nos. 31 and 32; thence with the line between said lots southwesterly 270.4 feet to the east line of the Lot 37, thence with the line between Lots 31 and 37, northerly 143.85 feet to the corner of Lot 30; thence with the line between Lots 30 and 31, northeasterly 163.85 feet to the margin on Westchester Drive; thence with the margin of the same southeasterly around a curve 285.89 feet to the point of beginning.

Being the same property conveyed to Jon Eric Simpson, unmarried by Warranty Deed from Alma C Spero, dated May 28th, 2010, and recorded June 7th, 2010, of record in Instrument No 20100607-0044076 in the Register's Office for Davidson County, Tennessee.

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: 415 Westchester Drive, Madison, TN 37115

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.





35786

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2022.

_____(SEAL)
Jon Eric Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2022, before me personally appeared Jon Eric Simpson, 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 9th day of May, 2022.

_____
Notary Signature
My commission expires:

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

**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 $311,000.00, 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 9th day of May, 2022.

_____
Notary Signature
My commission expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 9, 2022.

J. Carlton Drumwright

May 9, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 9, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY