BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 902765 DEEDWARR
08/12/2022 09:18:41 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220812-0091661

Name and Address of New Owner:
Bianca J. Shelby and Mitchell D. Shelby
2718 Meharry Boulevard
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092-02-0-128

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, **Jeffrey David Stone, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bianca Shelby and Mitchell D. Shelby, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The following described lot or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING the Easterly 40 feet on the Northerly 130 feet of Lot Number 16 on the Map of O.H. Menees Subdivision of record in Book 57, Page 89, in the Register's Office of Davidson County, Tennessee. Said part of Lot Number 16 fronts 40 feet Northerly side of Hafferman Street (now Meharry Blvd) and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Jeffrey Stone by deed dated June 25, 2015 from Chad A. Lautt, Trustee of the Tip Top Trust, recorded in Instrument No. 20150630-0062671 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 10th day of August, 2022.

Jeffrey David Stone (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2022, before me personally appeared Jeffrey David Stone, 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 10th day of August, 2022.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 10th day of August, 2022.

Notary Public
My commission expires:
File No. 2022-5004-RS

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026