Karen Johnson Davidson County
Batch# 902837 DEEDWARR
08/12/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220812-0091772

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2022.

Notary Public

My commission expires: 1/6/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Fidela Cassandra Werner and Daniel Michael Werner, and Pennela Alima Chapman	Same as new owner.	**065-13-0-102.00**
4855 Shshone Dr		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bobby Todd Mask, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Fidela Cassandra Werner and Daniel Michael Werner, wife and husband, and Pennela Alima Chapman, unmarried, as Joint tenants with rights of Survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 467 on the Plan of Section Five, Sherwood Forest of record in Plat Book 4660, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby Todd Mask, unmarried by Warranty deed from Robert L. Jones and wife, Lucille Jones of record in Book 9733, page 816, Register's Office for Davidson County, Tennessee, dated May 31, 1995 and recorded on July 19, 1995.

Being the same property conveyed to Bobby Todd Mask by Quitclaim deed from Natalie Lynn Mask of record in Instrument No. 20170809-0081621 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 09, 2017.

SP 11/2015

This is **improved** property known as **4855 Shshone Dr, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of August, 2022.

Bobby Todd Mask

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bobby Todd Mask, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 3rd day of August, 2022.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ WILLIAMSON COUNTY

Lenders Title Company File No. 22-001187-525

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 8/3/22 (date of document).

Caleb Waters
Affiant Signature

8/8/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of AUGUST, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

