Karen Johnson Davidson County
Batch# 904260 DEEDWARR
08/16/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220816-0092982

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$320,000.00**

Subscribed and sworn to before me this 15 day of August, 2022.

RUSSELL E. FREEZE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public **Affiant**

My Commission Expires: 12/03/2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Mark Shell **116 Twin Hills Dr** **Madison, TN 3711**	Same as new owner.	025-07-0-015.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DEBORAH S. WILLIAMS, BY AND THROUGH HER ATTORNEY-IN-FACT ROGER LADON HARBISON,** has this day bargained and sold, and does hereby transfer and convey unto the said **MARK SHELL, A SINGLE MAN,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 82, as shown on the map entitled Section Three, Ranchwood Estates, of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEBORAH S. WILLIAMS, by deed from LARRY W. HUNTER AND WIFE, MARY STEVE HUNTER, of record in Book 5004, page 225, dated March 9, 1976, said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 15 day of August, 2022.

Roger Ladon Harbison
Deborah S. Williams By Attorney-In-Fact
DEBORAH S. WILLIAMS, by and through Attorney-In-Fact, Roger Ladon Harbison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the said County and State, personally appeared, **ROGER LADON HARBISON**, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is authorized to execute this instrument on behalf of **DEBORAH S. WILLIAMS** as her Attorney-in-Fact.

Witness my hand and official seal in Goodlettsville, Tennessee, this 15 day of August, 2022.

Notary Public

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 8/15/22 [DATE].

AFFIANT SIGNATURE

8/16/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 16 day of August, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

