Karen Johnson Davidson County
Batch# 908705 DEEDWARR
08/26/2022 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20220826-0096636

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220741962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $660,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of August, 2022.

Notary Public
My Commission Expires: 7-7-2025

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony S. Hancock and Paris A. Osgerchian 801 Stockell Street Nashville TN 37207	New Owner	Tax Parcel ID No. 082-07-0-083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Michael Shoptaw and Christina Hobbs Shoptaw, husband and wife,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Anthony S. Hancock and Paris A. Osgerchian, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 87-1/4 feet of Lot No. 65, on the Plan of V. S. Lindsley's Addition to Edge\u64257?eld, now East Nashville, of record in Book 57, page 25, Register' s Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 65 fronts 50 feet on the Easterly side of Stockell, formerly Vansindarine Street and runs back between parallel lines with the Northerly margin of Hancock, formerly Center Street 87-1/4 feet to a dead line.

Being the same property conveyed to Robert Michael Shoptaw and Christina Hobbs Shoptaw, husband and wife by Warranty deed from Sarah B. Krantz, unmarried of record in Instrument No. 20181001-0096745 Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on October 01, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This is improved property located at 801 Stockell Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2022, to be effective as of the 18th of August, 2022.

Robert Michael Shoptaw

Christina Hobbs Shoptaw

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Michael Shoptaw and Christina Hobbs Shoptaw, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2022.

Samantha Birdsall
Notary Public
My Commission Expires: 9-8-2025

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 8/17/2022, (date of document).

Affiant Signature

8/26/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2022.

(SEAL)

Kristen James
Notary's Signature
My Commission Expires: 1-6-2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025