Karen Johnson Davidson County
Batch# 916291 DEEDWARR
09/13/2022 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20220913-0102260

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 260,000.00.

Affiant

Subscribed and Sworn before me this 12th day of September , 2022.

Notary Public
My commission expires: 5-26-2026

CARLY TIPTON NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Sheffield Invest, LLC 1715k South Rutherford Blvd. Murfreesboro, TN 37130	New Owner	09408001000

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, **Penny Ann Edens**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sheffield Invest, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, Described as follows, to wit:

Being Lot No. 8 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for Davidson County.

Said Lot No. 8 fronts 70 feet on the northerly side of Dahlia Drive and extends back 252.6 feet on the easterly line and 235 feet on the westerly line to a dead line, measuring 96.5 feet thereon.

Being the same property conveyed to C. Cortez Hurst and wife, Bernice H. Hurst by deed from John V. Wilson and wife, Louise Wilson, dated September 11, 1959, recorded September 29, 1959, in Book 2962, page 303, Register's Office for Davidson County, Tennessee.

C. Cortez Hurst and wife, Bernice H. Hurst are both deceased, Last Will and Testament recorded in Book 225, page 967, Register's Office for Davidson County, Tennessee. Doyle Deward Hurst is the Executor of the Estate.

Being the same property conveyed to Penny Ann Edens, from Doyle Deward Hurst executor of the Estate of Christopher Cortez Hurst by Warranty Deed dated April 25, 2000 recorded May 05, 2000 in the Register's Office of Davidson County, Tennessee.

The said Penny Ann Edens is now married and is known as Penny Ann Spray.

Penny Spray's spouse, Michael Spray, joins in this conveyance for the purpose of conveying all of his right, title, interest, if any in and to said property to the grantee (s) their heirs and assigns.

This is [X] improved [ ] unimproved property known as 1906 Dahlia Drive, Nashville, TN 37210 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 12th day of September , 2022.

Penny Ann Spray

Michael Spray

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12th day of September, 2022, before me personally appeared Penny Spray and Michael Spray, 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 12th day of September, 2022.

Notary Signature
My commission expires:

JAMI K AVERWATER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Nov. 22, 2025

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 9/12/2022 (date of document).

Jami K. Averwater
Signature

9/13-2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13 day of September, 2022

Tara Jade Richards
Notary Public
My Commission Expires:
Seal

