WARRANTY DEED

Karen Johnson Davidson County
Batch# 924762 DEEDWARR
10/03/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20221003-0108959

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF September, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402. Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheffield Invest, LLC		
1715-K S. Rutherford Blvd.	Same	
(NAME)	(NAME)	084-14-0-113.00
#200		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Donna Collins, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sheffield Invest, LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Plan of Walnut Grove of record in Book 2133, Page 87, 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 Robert L. Norris and wife, Mary E. Norris and Henry E. Farmer, unmarried by deed from Robert L. Norris and wife, Mary E. Norris of record in Book 10188, page 144, Register's Office for Davidson County, Tennessee, dated August 29, 1996 and recorded on September 11, 1996.

Henry E Farmer died intestate on March 20, 1999 leaving his children Mary E Norris and Richard Edward Farmer as his sole heirs by Affidavits of Heirship of record at Instrument Nos _202210030108950_____ and____202210030108951____ in said Register's Office, Tennessee.

Mary E Norris died intestate May 29, 2015 leaving Robert L. Norris as the remaining tenant by the entirety. Robert L Norris died intestate on December 23, 2020 leaving his daughter Donna Collins as his remaining heir by Affidavit of Heirhsip of record at Instrument Nos ____202210030108952_____ and ____202210030108953_____ in said Register's Office, Tennessee.

Richard Edward Farmer died intestate on July 18, 2022 with no spouse or children, leaving his neice Donna Collins as his remaining heir by Affidavits of Heirship of record at Instruments No ___202210030108956__, _____202210030108957_____, and ____202210030108958_____ in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 230 Amherst Dr. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and

the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Witness my hand this 30th day of September, 2022.

Donna Collins

Donna Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Donna Collins**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 ~~October~~ September 30, 2022.

Affiant Signature

10/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022