Karen Johnson Davidson County
Batch# 931155 DEEDWARR
10/18/2022 01:43:30 PM 6 pgs
Fees: $33.00 Taxes: $3,533.50
20221018-0113782

AFTER RECORDING RETURN TO:
Spruce
6100 Tennyson Pkwy, Suite 225
Plano, TX 75024
File No. 114360089337-WD

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 171 08 0 032.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 17th day of October, 2022, by and between **Myron Houston Edgeworth and wife, Mary K. Edgeworth,** residing at 5517 Saddlewood Lane, Brentwood, TN 37027 hereinafter referred to as Grantor(s) and

Michael David Shaw and Allison Louise Shaw, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of **Ten Dollars ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5517 Saddlewood Lane, Brentwood, TN 37027

Being the same property conveyed to Myron Houston Edgeworth and wife, Mary K. Edgeworth from Myron Houston Edgeworth and wife, Mary K. Edgeworth (erroneously referred to as Mary E. Edgeworth in Deed of acquisition) in a Quit Claim Deed dated 11/04/2020 and recorded 11/10/2020 under Instrument Number: 20201110-0132071 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 8 day of Sept 2022

Myron Houston Edgeworth

Myron Houston Edgeworth

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Myron Houston Edgeworth, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood TN this 8 day of Sept, 2022

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 8 day of Sept, 2022

Mary K. Edgeworth

Mary K. Edgeworth

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Mary K. Edgeworth, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, this 8 day of Sept, 2022

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 955,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Myron Houston Edgeworth Mary K. Edgeworth
Affiant

Print Name: Myron Houston Edgeworth Mary K. Edgeworth

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 8 day of Sept, 20 22

Notary Public
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Michael David Shaw and Allison Louise Shaw
5517 Saddlewood Ln
Brentwood, TN 37027

Name and address of property owner:

Michael David Shaw and Allison Louise Shaw
5517 Saddlewood Ln
Brentwood, TN 37027

EXHIBIT A
LEGAL DESCRIPTION

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of Saddlewood of record in Plat Book 5200, Page 128, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 128, Register's Office for Davidson County, Tennessee.

Note: Being the same property conveyed to Myron Houston Edgeworth and wife, Mary K. Edgeworth by Quit Claim Deed from Myron Houston Edgeworth and wife, May K. Edgeworth (erroneously referred to as Mary E. Edgeworth in Deed of acquisition), dated November 04, 2020 recorded on November 10, 2020 as Instrument No: 20201110-0132071, in the Register's Office of Davidson County, Tennessee.

Parcel ID Number: 171 08 0 032.00

Property Commonly Known As: 5517 Saddlewood Lane, Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Tori Faulkner, 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 9/8/2022 (date of document).

Affiant Signature

10/17/2022
Date

STATE OF Texas
COUNTY OF Collin

Sworn to and subscribed before me this 17th day of October, 2022.

Notary's Signature

My Commission Expires: 10-15-2025

NOTARY'S SEAL

SHAUN ROBERTSON
Notary ID #133396608
My Commission Expires
October 15, 2025