This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 940480 DEEDWARR
11/14/2022 09:47:10 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20221114-0121000

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $530,000.00.

Affiant

Subscribed and sworn before me this the 10 day of November, 2022.

Notary Public
My commission expires: 1625

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark Majors 1816 Paisley Drive Nolensville, TN 37135	New Owner	187-09-0A 344.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDA M. SHEPHERD TRUSTEE OF THE LINDA M. SHEPHERD REVOCABLE LIVING TRUST, DATED NOVEMBER 11, 2014, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARK MAJORS, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of Burkitt Village, Phase 2, of record in Plat at Instrument No. 20200910-0103205, 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 Linda M. Shepherd as Trustee of The Linda M. Shepherd Revocable Living Trust, dated November 11, 2014, by deed dated 10/21/2021, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211022-012550, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1816 Paisley Drive, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10 day of November, 2022.

The Linda M. Shepherd Revocable Living Trust, dated November 11, 2014

Linda M. Shepherd, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Linda M. Shepherd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the TRUSTEE of the within named bargainor, The Linda M. Shepherd Revocable Living Trust, dated November 11, 2014, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Linda M. Shepherd Revocable Living Trust, dated November 11, 2014 by the said Linda M. Shepherd as such TRUSTEE.

Witness my hand and official seal this 10 day of November, 2022.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY