Karen Johnson Davidson County
Batch# 940555 DEEDWARR
11/14/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20221114-0121126

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT221000255

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of November, 2022

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany L. Champion 415 Westchester Drive Madison, TN 37115	First Bank 722 Columbia Ave Franklin TN 37064	042-14-0-070.00

FOR AND IN 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, WE,

Shields Rentals, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bethany Lynn Champion

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 31 on the Plan of Section One, Blair Estates, as of record in Book 2663, Page 24, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Westchester Drive at the corner of Lots Nos. 31 and 32; thence with the line between said lots southwesterly 270.4 feet to the east line of the Lot 37, thence with the line between Lots 31 and 37, northerly 143.85 feet to the corner of Lot 30; thence with the line between Lots 30 and 31, northeasterly 163.85 feet to the margin on Westchester Drive; thence with the margin of the same southeasterly around a curve 285.89 feet to the point of beginning.

BEING the same property conveyed to Shields Rentals, L.P. (erroneously referred to as Shield Rentals, L.P. in the previous deed of record) by Warranty Deed from Jon Eric Simpson, unmarried, dated 5/9/2022 and recorded 5/23/2022 in Instrument No. 20220523-0059553; and the same property previously conveyed to Jon Eric Simpson, unmarried, by Warranty Deed from Alma C. Spero, dated 5/28/2010 and recorded 6/7/2010 in Instrument No. 20100607-0044076, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **415 Westchester Drive, Madison, TN 37115**
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 9th day of November, 2022.

Shields Rentals, L.P.

By The Ben P. Shields, Jr. Revocable Living Trust Agreement dated 7/8/1993, General Partner

By: Barbara B. Shields, Trustee
Barbara B. Shields, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara B. Shields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Ben P. Shields, Jr. Revocable Living Trust dated 7/8/93, which is the General Partner of Shields Rentals, L.P., a Tennessee Partnership, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust and partnership for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of November, 2022.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 14, 2022 (date of document).

Affiant Signature

November 14, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023