THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37426-11-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $423,500.00. Affiant Subscribed and sworn to before me this 6th day of December, 2022. Notary Public My Commission Expires: 6/22/26

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Lu Wu and Brandon Butler 4830 Humber Drive Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 14708006000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa Shaneyfelt and Truman Elsworth Shaneyfelt, Jr., wife and husband**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lu Wu and Brendon Butler, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4830 Humber Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 949151 DEEDWARR
12/08/2022 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,566.95
20221208-0127757

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of December, 2022.

Melissa Shaneyfelt

Truman Elsworth Shaneyfelt, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Shaneyfelt and Truman Elsworth Shaneyfelt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 121, on the Plan of Beverly Heights, Section II, as shown on Plat of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Melissa Shaneyfelt and Truman Ellsworth Shaneyfelt, Jr., wife and husband, by deed dated August 28, 2018 from Matthew G. Gannon of record in Instrument No. 20180905-0088089, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023 and subsequent years, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 2331, Page 42, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 12/6/22 (date of document).

Jill Swicegood
Affiant Signature

12/7/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of December, 2022.

Michelle Pepper
Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

