WARRANTY DEED

Karen Johnson Davidson County
Batch# 950247 DEEDWARR
12/12/2022 09:56:37 AM 2 pgs
Fees: $13.00 Taxes: $1,131.46

20221212-0128580

KAREN DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Phonaccount	Phonaccount	147-15-176
(NAME) 5050 Cherrywood Drive	(NAME) 510 S. Main St. ~~5050 Cherrywood Drive~~	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Springfield TN 37172 ~~Nashville, TN 37211~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222068

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, I/we, **Peggy M. Shelton, widow** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Phonaccount, a Tennessee Partnership** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 7 on the Map of Whispering Hills, Section 4, as of record in Book 2900, page 22, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Howard G. Shelton and wife, Peggy M. Shelton, by Warranty Deed by Vester W. Ross and wife, Mary S. Ross, dated May 20, 1968 and filed of record in Book 4236, page 549, Register's Office for Davidson County, Tennessee. The said Howard G. Shelton having died on or about 03/03/2022, leaving the said Peggy M. Shelton, the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2930, page 75, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 5050 Cherrywood Drive, Nashville, TN 37211
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of December, 2022

Peggy M Shelton by Karen Shelton, Attorney In Fact

Peggy M Shelton by Karen Shelton, Attorney In Fact

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Karen Shelton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peggy M. Shelton, and who acknowledged that she executed the same as the free act and deed of Karen Shelton.

Witness my hand, at office, this 9th of December, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023