Karen Johnson Davidson County
Batch# 957135 DEEDWARR
01/03/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20230103-0000284

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $409,000.00 Affiant Subscribed and sworn to before me, this the ~~29th~~ 3rd day of ~~December, 2022~~. January, 2023 Notary Public 03/01/2025 My Commission Expires: (AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Dakota Mashburn and Morgan Mashburn	New Owner	136-05-0-037.00 CO
209 Winward Ct.		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Allen C. Shoub, married

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

Dakota Mashburn and Morgan Mashburn, husband and wife

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. 55, on the Plan of Section Three of Bayview, of record in Plat Book 9700, Page 685, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Allen C. Shoub, unmarried, by Warranty Deed from Timothy Casey Hord and wife, Laura P. Hord, dated 7/15/2008 and recorded 7/15/2008 in Instrument No. 20080715-0072567, Register's Office for Davidson County, Tennessee.

Misty Shoub, hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title, and interest in the above described property by virtue of her marriage to Allen C. Shoub.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 209 Winward Ct., Nashville, TN 37217.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this _____ day of December, 2022.

Allen C. Shoub

Misty Shoub

STATE OF West Virginia

COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen C. Shoub and Misty Shoub with whom I am personally acquainted with (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 official seal at (City) Ansted, (State) WV, this 28 of December, 2022.

Notary Public

My Commission Expires: June 15, 2026

(SEAL)

OFFICIAL SEAL
Notary Public, State of West Virginia
Susan R Nickell
Ansted Public Library
PO Box 428 102 Oak Street
Ansted WV 25812
My Commission Expires June 15, 2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/28/2022 (date of document).

Jennifer Russell
Affiant Signature

1/3/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of ~~December, 2022~~ January 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

