WARRANTY DEED

Karen Johnson Davidson County
Batch# 957371 DEEDWARR
01/04/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230104-0000621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$500~~,000.00

W. Evan K
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF January, ~~2022~~. 2023.

C. Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CLAY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Evan Kelley	Legacy Home Loans LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
105 Peachtree Street	1036 Stearman Drive Suite 6	119-06-0-005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CALEB A. SHRUM, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM EVAN KELLEY, AN UNMARRIED MAN,** 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. 108 and the westerly 4.3 feet of Lot 109 on the Plan of Lots 3 and 4 and a part of Lots 5 and 6 in Cumberland Nurseries of record in Plat Book 332, Page 148, Register's Office for Davidson County, Tennessee. Said Lot No. 108 and the westerly 4.3 feet of Lot No. 109 front together 54.3 feet on the Southerly side of Peachtree Street and run back between parallel lines, 152 feet on the West line and 151 feet, more or less, and the East line to an alley on which it shows 54.3 feet.

Being the same property conveyed to Caleb A. Shrum by Warranty Deed from Mark E. Edwards, a single man, and Terry L. Kemp, a married man, of record in Instrument No. 20180806-0076950 Register's Office for Davidson County, Tennessee, dated August 02, 2018. Caleb A. Shrum is now married and his wife, Allie Brooke Shrum joins in executing this Warranty Deed to convey any interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 105 Peachtree Street, Nashville, TN 37210
(House Number) (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 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 3rd day of January, 2023 PA

CALEB A. SHRUM

ALLIE BROOKE SHRUM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caleb A. Shrum and Allie Brooke Shrum, the bargainor, 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 and official seal this 5th day of January, 2023. PA

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

True Copy Certification

I, **Pam Autry,** 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 this the 3rd day of January, 2023.

Affiant Signature
Date 01/03/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-11-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON