Karen Johnson Davidson County
Batch# 965009 DEEDWARR
01/27/2023 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006330

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Kimberly Guy Shepard

Kimberly Guy Shepard, as Trustee, Affiant

Subscribed and sworn to before me,
this 26th day of January, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Bradley Johnson Shepard and Kimberly Guy Shepard, Co-Trustees of the Bradley and Kimberly Shepard Revocable Trust 4321 Esteswood Drive Nashville, TN 37215	Bradley Johnson Shepard and Kimberly Guy Shepard, Co-Trustees of the Bradley and Kimberly Shepard Revocable Trust 4321 Esteswood Drive Nashville, TN 37215	130 08 0 005.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **BRADLEY JOHNSON SHEPARD and wife, KIMBERLY GUY SHEPARD** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Bradley Johnson Shepard and Kimberly Guy Shepard, as Co-Trustees of the BRADLEY AND KIMBERLY SHEPARD REVOCABLE TRUST under agreement dated January 26, 2023** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Esteswood Estates as of record in Book 1835, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed from Todd J. Vasos, as Trustee of the Todd J. Vasos Revocable Trust, to Bradley Johnson Shepard and Kimberly Guy Shepard by Warranty Deed dated October 29, 2021, recorded as Instrument Number 20211102-0146428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. A Deed of Trust of record as Instrument Number 20211102-0146429, Register's Office for Davidson County, Tennessee, securing a promissory note dated October 29, 2021 in the original principal amount of Two Million One Hundred Sixty Thousand Dollars ($2,160,000.00) made by Bradley Johnson Shepard and Kimberly Guy Shepard in favor of Morgan Stanley Private Bank, National Association.

2. All easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property commonly known as 4321 Esteswood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 26th day of January, 2023.

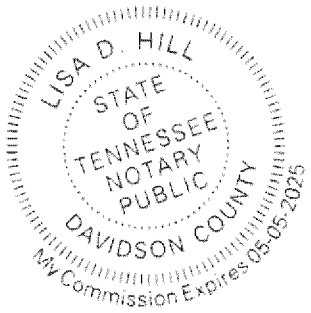
BRADLEY JOHNSON SHEPARD

KIMBERLY GUY SHEPARD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRADLEY JOHNSON SHEPARD** and **KIMBERLY GUY SHEPARD**, 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 on this 26th day of January, 2023.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 January 26, 2023.

1-27-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of January, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

