Karen Johnson Davidson County
Batch# 965010 DEEDWARR
01/27/2023 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230127-0006331

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	092-12-4A-122.00

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 SHEPARD and wife, KIMBERLY 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 situated in Davidson County, Tennessee, being Unit No. 2507 as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of Record at Instrument No. 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed from 1600 West End Avenue Partners LLC, A Tennessee Limited Liability Company, to Bradley Shepard and Kimberly Shepard by Special Warranty Deed dated April 13, 2022, recorded as Instrument Number 20220421-0046455, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

The address of the herein described property is believed to be 1616 West End Avenue Unit 2507, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control..

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 SHEPARD

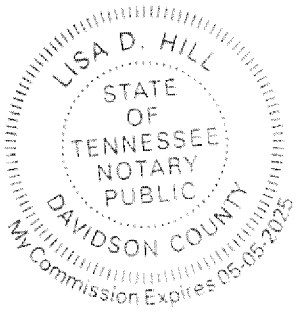
Kimberly Shepard

KIMBERLY SHEPARD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRADLEY SHEPARD** and **KIMBERLY 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)

