Prepared By and Re
Regal Title, LLC
316 W Main St
Murfreesboro, TN 3

Karen Johnson Davidson County
Batch# 981341 DEEDWARR
03/16/2023 10:12:03 AM 2 pgs
Fees: $13.00 Taxes: $5,899.65

20230316-0019043

File Number: 23010040

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $1,594,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2023.

Notary Public
My Commission Expires:

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Ciara Shaver and Aaron Shaver	NEW OWNER	129-03-0-003.00
6413 Jocelyn Hollow Road		
Nashville, TN 37205		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Will S. Sims and Emily T. Sims, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ciara Shaver and Aaron Shaver, wife and husband**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of A Revision of Part of Section I, West Meade Farms, Inc., of record in Book 2330, Page 85, "being a resubdivision of Lots 30, 31 and 32 as of record in Book 1424, Page 47," in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Will S. Sims and Emily T. Sims, husband and wife, by Warranty Deed from Robert Haynes and wife, Katherine Haynes, of record in Instrument No. 20130919-0098897 Register's Office for Davidson County, Tennessee, dated September 17, 2013 and recorded on September 19, 2013.

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

This property is improved property known as 6413 Jocelyn Hollow Road, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of March, 2023.

Will S. Sims

Emily T. Sims

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Will S. Sims and Emily T. Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of March, 2023.

Notary Public at Large
My Commission Expires: 2/22/25

