Karen Johnson Davidson County
Batch# 981621 DEEDWARR
03/16/2023 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230316-0019153

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Alejandro Molina
Affiant

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

D Paulsson
Notary Public
My commission expires: 10-21-2024

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alejandro Molina	New Owner	~~043110002~~
160 Scalf Dr	1102 Riverwood Dr.	043/00033.00
Madison, TN 37115	Nashville, TN 37216	041.002.000

FOR AND IN 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 ACKNOWLEDGE, WE,

Jerry L. Shrum, unmarried man and Benjamin Snoddy, a married man

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

Alejandro Molina, 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 Lot No. 169, on the unrecorded Map of Anderson Estates, Section I, and being more particularly described, described as follows:

Beginning at a point in the West margin of McArthur Drive at the corner of Lots 108 and 109; thence with the line between said lots and along the line between Lots 168 and 169, Westward 300.1 feet to the East margin of Scalf Drive; thence with the margin of the same, Southwardly 48.1 feet to the beginning of a curve; thence around said curve, Southeastwardly 30.3 feet to the North margin of Du Pont Avenue, thence with margin of the same, Eastwardly 260.8 feet to the beginning of a curve; thence around said curve, Northeastwardly 31.7 feet to the West margin of McArthur Drive; thence with the margin of the same, Northwardly 46.7 feet to the point of beginning.

Being the same property conveyed to Jerry L Shrum and Benjamin Snoddy, by Warranty Deed from Timothy Mark Sheppard, dated December 2, 2020, of record in Instrument No. 20201204-0141101, in the Register's Office for Davidson County, Tennessee. This was not the primary residence of the grantors or any of their family members.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 160 Scalf Dr, Madison, TN 37115.

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 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.

Jerry L. Shrum Date: 3/15/2023
Jerry L. Shrum

Benjamin Snoddy Date: 03/15/2023
Benjamin Snoddy

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jerry L. Shrum and Benjamin Snoddy, the within named Grantor(s), with whom I am personally acquainted (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, at office, this 15th day of March, 2023.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Renee Long, 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 3.15.23.

Date

Affiant Signature

3.15.2023

Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 15th day of March, 2023.

Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER