Karen Johnson Davidson County
Batch# 984751 DEEDWARR
03/27/2023 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230327-0022057

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0072

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2023

Notary Public

Commission Expires: 3/6/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Shapard III	Rocket Mortgage	150-07-0-065.00
3148 Stoneybrook Circle	1050 Woodward Ave	
Antioch, TN 37013	Detroit, MI 48226	

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Elizabeth Masten Hassey, now known as Elizabeth Masten Frensley, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Shapard, III, a single 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. 86, on the plan of Section One, Towne Village of the Country, as shown on plat of record in Plan Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property previously conveyed to John T. Masten, Jr. etux Jeanie L. Masten, as tenants by the entirety, and H.T. Ray etux B.J. Ray, as tenants by the entirety, to be held between the parties as tenants in common, each party with an undivided one-half interest, by Warranty Deed from Alan W. Belknap and wife, Maureen Belknap, dated 3/3/1980 and recorded 3/3/1980 in Book 5573, Page 62, Register's Office for Davidson County, Tennessee.

The said H. T. Ray etux B.J. Ray, having further conveyed their undivided one-half interest to John T. Masten, Jr. etux, Jeanie L. Masten, as tenants by the entirety, by Warranty Deed dated 11/9/1981 and recorded 11/13/1981 in Book 5818, Page 825, said Register's Office.

The said John T. Masten and wife, Jeanie L. Masten having further conveyed subject property to John T. Masten and wife, Jeanie L. Masten, as tenants in common by Quitclaim Deed through K. Thomas Sidwell, Trustee, dated 2/15/1999 and recorded 2/18/1999 in Book 11345, Page 209, said Register's Office.

The said John Talbot Masten, Jr. having since died testate on 3/25/2000, with his Estate having been probated under Docket No. 00P551, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament filed in Will Book 234, Page 456, in the Probate Court for Davidson County, Tennessee he appointed John Talbot Masten, III and Elizabeth Masten Hassey as Co-Executors of the Estate of John Talbot Masten, Jr. and Co-Trustees of the Masten Family Trust.

Subject property was further conveyed to John Talbot Masten, III and Elizabeth Masten Hassey, Co-Trustees of the Masten Family Trust under the Will of John Talbot Masten, Jr., by Executor's Deed from John Talbot Masten, III, Co-Executor under the Will of John Talbot Masten, Jr. and Elizabeth Masten Hassey, Co-Executor under the Will of John Talbot Masten, Jr. and Jeanie L. Masten, dated 12/27/2001 and recorded 12/31/2001 in Instrument No. 20011231-0145251, as corrected by Scrivener's Affidavit of record in Instrument No. 20140213-0012830, said Register's Office. See Certification of Trust of the Masten Family Trust that was established under his will of record in Instrument No. 20041015-0124423, said

Register's Office.

The said John Talbot Masten, III and Elizabeth Masten Hassey, Co-Trustees of the Masten Family Trust under the Will of John Talbot Masten, Jr., having further conveyed subject property to John Talbot Masten, III, a married man, by Quitclaim Deed dated 2/6/2014 and recorded 2/13/2014 in Instrument No. 20140213-0012831, said Register's Office.

The said John Talbot Masten, III having further conveyed subject property back to John Talbot Masten, III and Elizabeth Masten Hassey, Co-Trustees of the Masten Family Trust under the Will of John Talbot Masten, Jr., by Quitclaim Deed dated 2/13/2014 and recorded 2/26/2014 in Instrument No. 20140226-0016360, said Register's Office.

The said John Talbot Masten, III and Elizabeth Masten Hassey, Co-Trustees of The Masten Family Trust created under the Will of John Talbot Masten, Jr. subsequently conveyed subject property to Elizabeth Masten Hassey, by Quitclaim Deed dated 1/11/2017 and recorded 1/27/2017 in Instrument No. 20170127-0008850, said Register's Office.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3148 Stoneybrook Circle Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of March, 2023.

Elizabeth Masten Frensley

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth Masten Frensley**, 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 at Hendersonville, Tennessee this 27th day of March, 2023.

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

(Notary Seal)

Notary Public
My Commission Expires: 8-20-24

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/27/23 (date of document).

Affiant Signature

3/27/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27 day of March, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY