Karen Johnson Davidson County
Batch# 985642 DEEDWARR
03/28/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230328-0022557

WARRANTY DEED

ANGELA MARIE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Y-BMR-23-5568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11.17.24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tony Robert Shepherd and Jolene Marie Shepherd	New Owner	
(NAME)	(NAME)	**164-04-0B-035.00-CO**
5568 Hamilton Cicle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILIE JANAY MALONE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TONY ROBERT SHEPHERD AND JOLENE MARIE SHEPHERD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument No. 20171117-0118441 and in Instrument No. 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Emilie Janay Malone, an unmarried woman by Warranty deed from Craighead Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180921-0093584 Register's Office for Davidson County, Tennessee, dated September 20, 2018 and recorded on September 21, 2018.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170301-0020039, amended in Instrument No. 20171117-0118441 and 20171121-0119229, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easements of record in of record in Book 4441, Page 754 and 2336, Page 541, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Deed of record in Book 2544, Page 448, in the Register's Office for Davidson County, Tennessee.
- Grant of utility Line Easement to the Metropolitan government of record in Instrument Number 20160413-0035292, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances, of record in Instrument No. 20160802-0079381, and in Instrument No. 20180111-0003790, Register's Office for Davidson County, Tennessee:
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170714-0070732, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the public street Right-of-way of record in Instrument Number 20170420-0038993, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5568 Hamilton Cicle, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF MARCH, 2023.

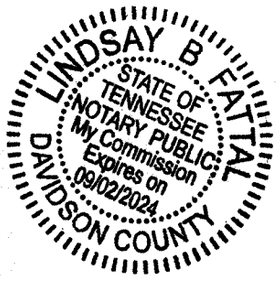
Emilie Janay Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILIE JANAY MALONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Katie Smith, 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 3/23/23.
Date

Affiant Signature

3/23/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 23 day of March, 2023.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

