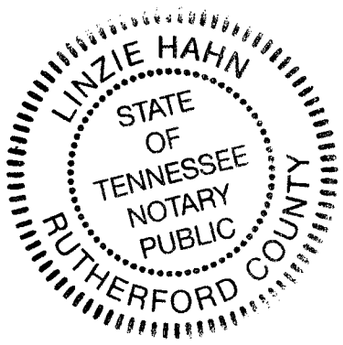
Karen Johnson Davidson County
Batch# 990771 DEEDWARR
04/12/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20230412-0026670



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $394,900.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2023.

Notary Public
My commission expires:
6/23/25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edwin Ventura **Patricia Ventura**	**Wilson Bank & Trust**	**03403003700**
119 Shepherd Hills Dr	**PO Box 763**	
Madison, TN 37115	**Lebanon, TN 37088**	

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,

Judith Vincent Temple, unmarried

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

Edwin Ventura and Patricia Ventura, husband and wife

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. 24, on the Plan of Shepherd Hills Section I, of record in Book 2331, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James Edward Temple and wife, Judith Vincent Temple, by Warranty Deed from Daniel Toole and wife, Regina G Toole, dated February 2, 1993, of record in Book 8873, Page 460, in the Register's Office for Davidson County, Tennessee. James Edward Temple died on 12/21/22 leaving Judith Vincent Temple as the surviving tenant.

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 115 Shepherd Hills 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.

Judith Vincent Temple by William Bradley Temple attorney in fact
_____ Date: 4/7/23
Judith Vincent Temple by William Bradley Temple, attorney in fact

Judith Vincent Temple BY Craig Vincent Temple attorney in fact
_____ Date: 4/7/23
Judith Vincent Temple by Craig Vincent Temple, attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Bradley Temple with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Judith Vincent Temple, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book 202304120026669, Page _____, in said Register's Office.

Witness my hand and official seal at office, this 7th day of April 2023.

STATE OF TENNESSEE NOTARY PUBLIC — MARK B. LEEDOM — COUNTY OF DAVIDSON — MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Craig Vincent Temple with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Judith Vincent Temple, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book 202304120026669 Page _____, in said Register's Office.

Witness my hand and official seal at office, this 7th day of April 2023.

STATE OF TENNESSEE NOTARY PUBLIC — MARK B. LEEDOM — COUNTY OF DAVIDSON — MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark D Hueckel, 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 4/7/23.

Date

Affiant Signature

4/7/23

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of April, 2023.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY