WARRANTY DEED

Karen Johnson Davidson County
Batch# 994741 DEEDWARR
04/21/2023 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20230421-0029446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Providence Title, LLC. 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Joseph Paul McClellan and Kimberly Dawn McClellan	SEND TAX BILLS TO: Joseph Paul McClellan and Kimberly Dawn McClellan	MAP PARCEL NUMBERS
(NAME) 629 Hidden Acres Dr.	(NAME) 629 Hidden Acres Dr.	06200008300
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Allison Volek Shelton and husband, Roger Volek Shelton** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Paul McClellan and Kimberly Dawn McClellan** , HEREINAFTER CALLED THE GRANTEE, 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. 5 on the Plan of Neeley's Bend Acres Subdivision, Section One, as recorded in Book 4175, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Roger K. Volek Shelton and Allison P. Volek Shelton, husband and wife, by virtue of that certain Warranty Deed dated June 2, 2017, and being of record at Instrument No. 201470607-0056783 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 629 Hidden Acres Dr. Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 18th day of April, 2023.

Allison Volek Shelton

Roger Volek Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Allison Volek Shelton and Roger Volek Shelton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2023.

Notary Public
My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A. Mason, 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 April 18, 2023.

Affiant Signature

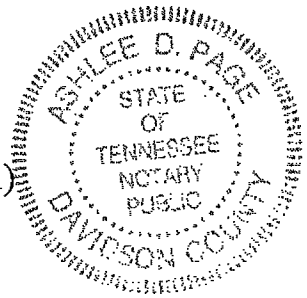
4/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of April, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026