Karen Johnson Davidson County
Batch# 1006817 DEEDWARR
05/23/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $6,974.50
20230523-0038885

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444214**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,885,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2023. Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph John Shields, IV and Ashley Khristine Clemens 1015 Villa Place Nashville TN 37212	~~New Owner~~ CMC DCMBC, INC 1900 MACARTHUR BLVD STE 200 IRVINE, CA 92612	Tax Parcel ID No. 105-01-0-119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Haverkamp and Benjamin E. Nance, joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph John Shields, IV, an unmarried man and Ashley Khristine Clemens, an unmarried woman, as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 14, as shown on the map entitled B. F. Shields Heirs Addition, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 14 fronts 50 feet on the Westerly side of Villa Place and runs back between parallel lines 150.8 feet, more or less, to an alley.

Being the same property conveyed to DAVID L. HAVERKAMP and BENJAMIN E. NANCE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from EARL LEE, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, of record in Instrument No. 20230105-0000847 , dated January 3, 2023 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 105-01-0-119.00.

Matters shown on the Plan of record in Plat Book 57, page 31, said Register's Office.

This is improved property located at 1015 Villa Place Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2023.

David L. Haverkamp

Benjamin E. Nance

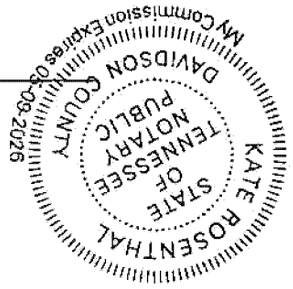
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David L. Haverkamp and Benjamin E. Nance, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2023.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 23, 2023 (date of document).

Affiant Signature

May 23, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023