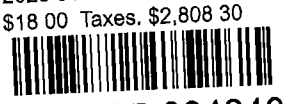
Karen Johnson Davidson County
Batch# 1011170 DEEDWARR
06/05/2023 01 07 18 PM 3 pgs
Fees $18 00 Taxes. $2,808 30



20230605-0042403

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

State of Tennessee
County of Davidson

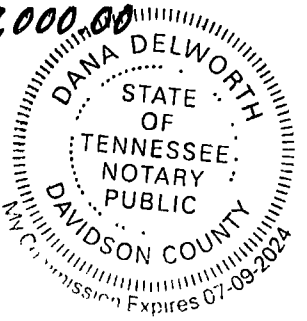
The actual consideration or value, whichever is greater for this transfer is: ~~$765,000.00~~ $759,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1st day of June 2023.

Notary Public

My Commission expires 07 / 09 / 24



NAME AND ADDRESS OF PROPERTY OWNER:
Kenneth Davis Sheesley Jr and Anna Sheesley
6105 Deerbrook Dr
Nashville, TN 37221
SEND TAX BILLS TO:
Kenneth Davis Sheesley Jr and Anna Sheesley
6105 Deerbrook Dr
Nashville, TN 37221

MAP AND PARCEL NUMBER: Tax ID #: 155160A08700CO

WARRANTY DEED

23NT00535

Effective the 1st Day of June, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

KEVIN J. BOUFFORD AND EMILY C. BOUFFORD, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kenneth Davis Sheesley Jr and Anna Sheesley, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Traceside, Section Three of record in Plat Book 9700, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property as conveyed to KEVIN J. BOUFFORD AND EMILY C. BOUFFORD, HUSBAND AND WIFE by Warranty Deed from EUGENE G. FOX AND WIFE, DIANNE FOX dated 01/30/2023 recorded 02/03/2023 in Document Number 20230203-0008133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eugene G. Fox and wife, Dianne Fox by Warranty deed from Joseph J. Flynn III and wife, Meredith Flynn of record in Instrument No. 20161103-0116350 Register's Office for Davidson County, Tennessee, dated November 02, 2016 and recorded on November 03, 2016. (Value of consideration shown in aforementioned deed $385,500.00.)

This is an improved property commonly known as: 6105 Deerbrook Dr, Nashville, TN 37221

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-PARKS-23-6405

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 1st day of June, 2023.

Kevin J. Boufford

State of Florida }
County of Palm Beach }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kevin J. Boufford,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

Anthony D. Sciortino

My commission expires: 8/26/2024

Anthony D Sciortino
Notary Public
State of Florida
Comm# HH020636
Expires 8/26/2024

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 We do covenant with 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 1st day of June, 2023

Emily C. Boufford

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Emily C. Boufford,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024