This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 6-1375-KS

Karen Johnson Davidson County
Batch# 1013741 DEEDWARR
06/09/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230609-0044123



STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Hally Coyle
Affiant

Subscribed and sworn to before me, this the 9th day of June, 2023.

Notary Public
My Commission Expires: 6/25/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clyde Gensert and Christine Gensert 8207 Sawyer Brown Road #K6 Nashville, TN 37221	New Owner	142 01 0A 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mike R. Shelton and Kimberly E. Shelton, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clyde Gensert and Christine Gensert, 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 Unit No. K-6, together with Carport No. K-6, together with Carport No. K-6-C, on the Plan of Section I, River Plantation, of record in Plat Book 4460, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section One, a horizontal property regime established by Master Deed of record in Book 4562, Page 474, amended in Instrument No. 20051020-0126564, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mike R. Shelton and Kimberly E. Shelton, husband and wife by Warranty Deed from Charlie H. Wilson, individually of record as Instrument No. 20170811-0082632 in the Register's Office for Davidson County, Tennessee, dated August 9, 2017 and recorded on August 11, 2017.

This is improved property located at: **8207 Sawyer Brown Road, K6, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

202306090044123

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2023.

GRANTOR:

Mike R. Shelton

Kimberly E. Shelton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mike R. Shelton and Kimberly E. Shelton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202306090044123

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/9/23 (date of document).

Emma Howard

Affiant Signature

Date: 6/9/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

