Warranty Deed

Karen Johnson Davidson County Batch# 1016024 DEEDWARR 06/16/2023 11:10:30 AM 2 pgs Fees: $13.00 Taxes: $1,480.00 20230616-0046118	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2023. Notary Public My commission expires: 01/26/2025

NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric L. Shuff and Latisha Shuff	American Pacific Mortgage Corp	075-07-0-117.00
597 Dutchmans Drive	580 Menlo Dr #2	
Hermitage, TN 37076	Rocklin CA 95765	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICK NEWTON AND MAE A. CHRISTIANSEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC L. SHUFF AND LATISHA SHUFF, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 109 on the Plan of Highlands of Tulip Grove, Section 1, as of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee, and described as follows according to a survey dated April 8, 1975 by John Kohl, Registered Surveyor:

Beginning at a point on the westerly margin of Dutchmans Drive; thence in a westerly direction 150.25 feet to a point in the line between Lots Nos. 109 and 92; thence in a northwesterly direction with said line 135.0 feet to a point in the southwesterly margin of Highland View Drive; thence southeasterly with said margin 113.09 feet to a point; thence around a curve to the right, said curve having a radius of 25 feet, a distance of 36.76 feet; thence with the southwesterly margin of Dutchmans Drive 74.05 feet to the point of beginning.

Being the same property conveyed to Patrick Newton and Mae A. Christiansen, husband and wife by Warranty deed from Susan L. Gambrell of record in Instrument No. 20160217-0014812 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 17, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 597 Dutchmans Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2023.

Patrick Newton

Mae A. Christiansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick Newton and Mae A. Christiansen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2023.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 16TH day of June, 2023.

Ernest D. Bennett, III, Affiant — 06/16/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 16TH day of June, 2023.

Commission Expires: 09/02/2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

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