WARRANTY DEED

Karen Johnson Davidson County
Batch# 1019952 **DEEDWARR**
06/28/2023 09 57 01 AM 2 pgs
Fees $13 00 Taxes $980 50

20230628-0049200

DANA DELWORTH · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · MY COMMISSION EXPIRES 07-09-2025

BS-OHO-23-200A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
True Investments Inc.	**New Owner**	
(NAME) **1451 Elm Hill Pike Suite 110**	(NAME)	**071-07-0-245.00**
(ADDRESS) **Nashville, 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRREVOCABLE TRUST OF RICHARD W. SHAFFER, JR., AND MARCIA D. SHAFFER, AS AMENDED AND RESTATED ON JUNE 20, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRUE INVESTMENTS INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 1 on the Plan of Resubdivision of Lots 37, 38 and 39, J B Haynies Oriental Subdivision of record in Plat Book 6200, Page 38, 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 conveyed to Richard W Shaffer, Jr , and wife, Marcia D Shaffer by Cash deed from Jack F Kemp, Secretary of Housing and Urban Development of Washington, D C of record in Book 8126, page 302, Register's Office for Davidson County, Tennessee, dated June 5, 1990 and recorded on June 7, 1990

Being the same property conveyed to Richard W Shaffer, Jr , and wife, Marcia D Shaffer, trustees U/A/D May 5, 1994 by Quitclaim deed from Richard W Shaffer, Jr , and wife, Marcia D Shaffer, individually of record in Book 9355, page 549, Register's Office for Davidson County, Tennessee, dated May 5, 1994 and recorded on May 24, 1994

Being the same property conveyed to Richard W Shaffer, Jr , and Marcia D Shaffer, trustee of the Irrevocable Trust of Richard W Shaffer, Jr , and Marcia D Shaffer, as amended and restated on June 20, 2018 by Quitclaim Deed by trustee from Richard W Shaffer, Jr , and Marcia D Shaffer, trustee U/A/D dated May 5, 1994 of record in Instrument No 20180731-0074763 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on July 31, 2018

Marcia D Schaffer having since died August 06, 2021 leaving Richard W Shaffer, Jr as sole trustee

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 38, Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **200 A Prince Ave, Nashville, Tennessee 37204**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF JUNE, 2023

Irrevocable Trust of Richard W Shaffer, Jr , and Marcia D Shaffer, as amended and restated on June 20, 2018

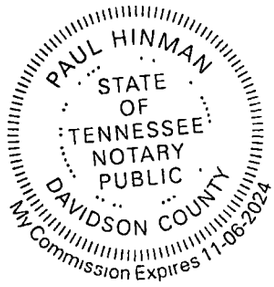
BY _____
Richard W Shaffer
New Sole Trustee and Sole Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W SHAFFER, NEW SOLE TRUSTEE AND SOLE BENEFICIARY of IRREVOCABLE TRUST OF RICHARD W SHAFFER, JR , AND MARCIA D SHAFFER, AS AMENDED AND RESTATED ON JUNE 20, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 26th of June, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212