Karen Johnson Davidson County
Batch# 1023461 DEEDWARR
07/06/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20230706-0051791

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 163020C01400CO

NAME & ADDRESS OF NEW OWNER:
Oluwatobiloba Aderounmu
1382 Rural Hill Rd. #127
Antioch, Tn 37013

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **STEPHEN D. SHELTON AND LAURA SHELTON, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **OLUWATOBILOBA ADEROUNMU,** an unmarried man "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 14, Unit 127, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit in Instrument No. 20110609-0044167 and amended in Instrument No. 20120924-0086420 and 20160316-0025177, all of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit. Description is taken from Exhibit B of the First Amendment to Master Deed and Bylaws, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Reg. No. 1512, 622 West Iris Drive Nashville, TN 37204.

BEING the same property conveyed to Stephen D. Shelton and Laura Shelton, by Special Warranty Deed from Newmark Homes LP, dated December 20, 2006, appearing of record in Instrument No. 20061228-0160078, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1382 Rural Hill Road, #127, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27 day of June, 2023.

Stephen Shelton

Laura Shelton

STATE OF ~~TENNESSEE~~ California.

COUNTY OF ~~RUTHERFORD~~ San Bernardino.

F. R. RANDAZZO
Notary Public - California
San Bernardino County
Commission # 2319158
My Comm. Expires Feb 13, 2024

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephen Shelton and Laura Shelton, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27th day of JUNE 2023.

NOTARY PUBLIC

My Commission Expires: 02-13-2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28 day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 4-19-25

KAYLA DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

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Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 6-27-23 (date of document).

Affiant Signature

7-6-23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 6 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY