This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21068-AP

Karen Johnson Davidson County
Batch# 1024829 DEEDWARR
07/11/2023 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230711-0053038

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2023.

Notary Public
My Commission Expires: 3/6/24

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rolando Romo Perez Lourdes Judith Soto Salas 3682 Richbriar Court Nashville, TN 37211	First National Bank of America 241 E. Saginaw St. East Lansing, MI 48823	147-4-140.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Megan Shelburne and Nicholas Shelburne, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rolando Romo Perez and Lourdes Judith Soto Salas, 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:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Hillbrook, Section V, of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 282 fronts 75 feet on the easterly side of Richbriar Court and runs back 188 feet on the northerly line and 180.4 feet on the southerly line, to a dead line in the rear on which it measures 75.4 feet.

Being the same property conveyed to Megan Shelburne and Nicholas Shelburne, wife and husband, by Warranty Deed from Mary Lou Hogue, dated June 3, 2019, recorded June 5, 2019, of record in Instrument No. 20190605-0053603, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3682 Richbriar Court, Nashville, TN 37211**

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 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 30th day of June, 2023.

GRANTOR:

Megan Shelburne

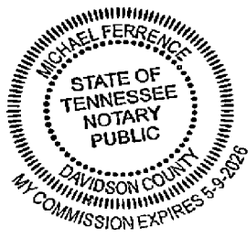
Nicholas Shelburne

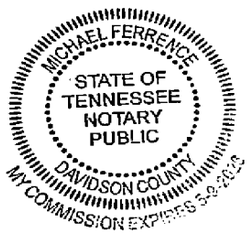
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Megan Shelburne and Nicholas Shelburne, the within named bargainor(s), 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 **30th** day of ~~July~~ June, 2023.

Notary Public
My Commission expires: _____





Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/30/23 (date of document).

Affiant Signature

7/11/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY