WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026608 DEEDWARR
07/14/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20230714-0054143

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Shelby~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July 2023

Notary Public

MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Delta Title Services, LLC, 6489 N. Quail Hollow Road, Suite 102, Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lora Riggs, Trustee of the Lora Riggs Trust dated February 7, 2012 & Steven G. Riggs, Trustee of the Steven G. Riggs Trust dated February 7, 2012	New Owner	104-02-3Q-008.00CO
(NAME)	(NAME)	
1001 Newberger Rd		
(ADDRESS)	(ADDRESS)	
Lutz FL 33549		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations the receipt of which is hereby acknowledged, **William Timothy Newell and Jane Kristyn Shepherd, Trustees of the Shepherd-Newell Revocable Living Trust, dated July 15, 2020,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer, and convey unto **Lora Riggs, Trustee of the Lora Riggs Trust dated February 7, 2012 and Steven G. Riggs, Trustee of the Steven G. Riggs Trust dated February 7, 2012,** hereinafter called the Grantee, its, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 8 of 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), of record in Instrument Number 20180628-0062581, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of the other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William Timothy Newell and Jane Kristyn Shepherd, Trustees of the Shepherd-Newell Revocable Living Trust, dated July 15, 2020 by Warranty Deed recorded as Instrument Number 20200924-0109936 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as **201 D Burns Avenue, Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, its heirs and assigns forever; and Grantor covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for

Subdivision restrictions, building lines and easements of record in Book 1174, page 614; Ordinance No. BL 2008-262; Plat in Plat Book 421, Pages 82-83 and Instrument Number 20160329-0029393; Declaration of Covenants, Conditions and Restrictions at Instrument Number 20180628-0062581; By-Laws at Instrument Number 20180703-0064377; Homeowner Association Charter at Instrument Number 20180621-0060069; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems at Instrument Number 20171031-0111651; all in the Register's Office of Davidson County,Tennessee, but deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

All assessments, city taxes due for the tax year 2023, and county taxes due for the tax year 2023, and thereafter, not yet due and payable, all for Parcel Number 104-02-3Q-008.00CO.

File No.: 20230734

and it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its, 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 our hands this July 14, 2023.

William Timothy Newell, Trustee of the Shepherd-Newell Revocable Living Trust, dated July 15, 2020

Jane Kristyn Shepherd, Trustee of the Shepherd-Newell Revocable Living Trust, dated July 15, 2020

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, William Timothy Newell, Trustee of the Shepherd-Newell Revocable Living Trust, dated July 15, 2020 and Jane Kristyn Shepherd, Trustee of the Shepherd-Newell Revocable Living Trust, dated July 15, 2020, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Memphis, dated July 14, 2023.

Notary Public

My Commission Expires: _____

DOUGLAS R. BEATY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES FEBRUARY 25, 2024

Return to:
Midtown Title, LLC
1704 Charlotte Avenue, Ste. 105
Nashville, TN 37203

File No.: 20230734

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

I, Kirsten Virden **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** 7-14-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7-14-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th **day of** July **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

