STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2023.

Notary Public
MY COMMISSION EXPIRES:
File No. G23-19192

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch# 1031692 DEEDWARR
07/27/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230727-0058103

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michele Jewell (NAME)	(NAME)	86-3-56
1744 Ridgemere ct (STREET ADDRESS)	Same as (STREET ADDRESS)	
Nashville TN 37076 (CITY) (STATE) (ZIP)	New Owner (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Sally A. Shaffer, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michele Jewell, a single woman,** HEREINAFTER CALLED THE GRANTEES, 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(s) 52, as shown on the map entitled the Plan of Ridgemere Subdivision, of record in Book 6250, pages 937-939, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sally A. Shaffer, unmarried woman by Deed dated March 28, 2019, recorded April 1, 2019, in Instrument Number 20190401-0028965, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1744 Ridgemere Court, Nashville, TN 37076.

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.

Witness my/our hand(s) this 24th day of July, 2023.

x Sally A Shaffer
Sally A. Shaffer

STATE OF Pennsylvania
COUNTY OF Somerset

On this 24th day of July, 2023, before me personally appeared Sally A. Shaffer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2023.

Kyle Elko
Notary Signature
My commission expires: 03/01/2025
KYLE ELKO

Commonwealth of Pennsylvania - Notary Seal
Kyle Elko, Notary Public
Cambria County
My commission expires March 1, 2025
Commission number 1393670
Member, Pennsylvania Association of Notaries

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 24, 2023**.

Affiant Signature

July 27, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

27th day of **July**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

