WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032178 DEEDWARR
07/28/2023 02 13 40 PM 2 pgs
Fees $13 00 Taxes $1,757 50

20230728-0058423

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

Heather Green
Affiant

Subscribed and sworn to before me, this the 26th day of July, 2023

Lori T. Shelton
Notary Public

My commission expires: 8/19/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Uptown Title & Escrow, LLC
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Steven Shelton	**Same**	**146-11-O-027.00**
330 Franklin Rd. #135A-610 ~~620 Crieve Road~~		
Brentwood, TN 37027-3280 ~~Nashville, TN 37220~~		

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 HEREBY ACKNOWLEDGE,

Shannon Cabe Baird, Trustee of the Shannon Cabe Baird Living Trust dated February 27, 2017

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Steven Shelton, an unmarried man,

HEREINAFTER CALLED THE GRANTEE, HIS 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. 28 on the Plan of Section One Revised, Crieve Hall Estates of record in Plat Book 1835, Pages 122, 123 and 124, inclusive, 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 Shannon Cabe Baird, Trustee, or her successors in interest, of the Shannon Cabe Baird Living Trust dated February 27, 2017, by Quitclaim Deed from Shannon C. Baird, unmarried, dated 2/27/2017 and recorded 3/10/2017 in Instrument No. 20170310-0023639; and the same property previously conveyed to Samuel F. Baird and wife, Shannon C. Baird by Warranty Deed from Rodney Lee Freeman and wife, Dinah H. Freeman, dated 7/25/1980 and recorded 7/28/1980 in Book 5629, Page 313, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all existing easements and all other matters as shown on plat of record in Plat Book 1835, Pages 122, 123 and 124, Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **620 Crieve Road, Nashville, TN 37220**

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, his heirs and assigns forever The GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the

same in unencumbered, unless otherwise herein set out, and she does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 25th day of July, 2023

Shannon Cabe Baird Living Trust dated February 27, 2017

Shannon Cabe Baird

By: Shannon Cabe Baird, Trustee

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Shannon Cabe Baird, Trustee** of **Shannon Cabe Baird Living Trust dated February 27, 2017**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Trustee** of **Shannon Cabe Baird Living Trust,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by the said **Shannon Cabe Baird** as **Trustee.**

Witness my hand, at office, this 25th day of **July, 2023.**

Lori T Shelton

Notary Public

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 8/19/23