Karen Johnson Davidson County
Batch# 1040849 DEEDWARR
08/21/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,947.90
20230821-0065124

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63209
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ross Herblin Hailee Herblin 5521 Cherrywood Drive Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 15912001400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,067,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Shipley and Lori J. Shipley, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ross Herblin and Hailee Herblin, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Oak Hill Estates, Section Three, of record in Book 4860, pages 3, 4, and 5, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to John R. Shipley and Lori J. Shipley, husband and wife, by Warranty Deed from Brian B. Burkey and wife, Maureen E. Burkey, dated July 2, 2009 and recorded on July 7, 2009, of record in Inst. No. 20090707-0063295, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, pages 3, 4, and 5, said Register's Office, which Plan shows a 75 foot minimum building setback line from Cherrywood Drive, a 10 foot easement for public utility purposes along the rear line(s) of said lot, designated areas for sewerage soil absorption and subject to notes on said Plan.

This is improved property, known as 5521 Cherrywood Drive, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2023.

John R. Shipley

Lori J. Shipley

State of Tennessee

County of Davidson

On this 15th day of August, 2023, before me the undersigned authority, personally appeared John R. Shipley and Lori J. Shipley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,067,000.00.

Affiant

Sworn and subscribed before me this 15th day of AUGUST, 2023.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: _____

Notary

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 August 21, 2023 (date of document).

Affiant Signature

August 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023