This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $475,000.00.

Affiant

Subscribed and sworn before me this the 25th day of August, 2023.

Notary Public
My commission expires: 5/6/26

Karen Johnson Davidson County
Batch# 1042880 DEEDWARR
08/25/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230825-0066626

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shelby Tatum and Jason Lorenzon 8020 Sawyer Brown Road Nashville, TN 37221	NEW OWNERS	128-14-0 019.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUSTIN BLAKE ALFORD,AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHELBY TATUM, UNMARRIED AND JASON LORENZON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Harpeth Park of record in Plat Book 3600, Page 92, 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 Justin Blake Alford, an unmarried man, by deed dated 06/04/2020, from Jordan Luallen and Shelby Smith nka Shelby Luallen, husband and wife, of record in Instrument No. 20200619-0065513, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8020 Sawyer Brown Road, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25 day of August, 2023.

Justin Blake Alford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Justin Blake Alford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2023.

My commission expires:

9-7-26

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BENJAMIN SEAMON

202308250066626

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 8/25/23 (date of document).

Regina Sullo
Affiant Signature

August 25 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 25 day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026