This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1046215 DEEDWARR
09/05/2023 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230905-0069332

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $360,000.00

Affiant Signature

Subscribed and sworn to before me on this the 31 Day of Aug. 2023

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Linda Buppert
7824 Old Charlotte Pk
Nashville, TN 37209

SEND TAX BILLS TO:
Linda Buppert
7824 Old Charlotte Pk
Nashville, TN 37209

MAP AND PARCEL NUMBER: Tax ID #: 11300010600

WARRANTY DEED
23NT00652

Effective the 31st Day of Aug, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Cairn M. Sheppard and Beverly Sheppard, a married couple, as joint tenants with right of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Linda Buppert, un married

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows: A tract of land located in the 23rd Councilmanic District bounded on the east by Linda Sylvis on the north and west by Linda Dowdy and on the south by Peyton Harrison and being described according to a survey by Campbell Surveying Co. (Kenneth W. Morton TN. R.L.S. #623) dated 2-18-94 more particularly as follows.

Beginning on an iron rod (old) located within a 30' access easement on the north side of a gravel access road. Said rod being the southwest corner of the Lynda Sylvis property as of record in Book 5088, page 708 R.O.D.C., TN. and the southeast corner of the herein described property. Thence remaining inside said access easement and crossing over said gravel road N81 deg. 49'55" W 95.47 feet to an iron rod (old) the southeast corner of the Peyton Harrison property as of record in Book 7412, page 817, R.O.D.C., TN. thence with said Harrison the following two calls N54 deg. 21'40"E 75.21" feet to a metal post (old) N46 deg. 09'32"W 203.00' feet to an iron rod (new) the southeast corner of the Linda Dowdy property as of record in Book 8326, page 25, R.O.D.C., TN. thence with said Dowdy the following four calls: N 31 deg. 36'22" E 67.50' feet to an iron rod (new) N 38 deg. 47'47" E 40.44' feet to an iron rod (new) N25 deg. 44'19" E 72.71' feet to an iron rod (new) S 60 deg. 41'30" E 174.29' feet to an iron rod (new) said rod being in the westerly line of the Linda Sylvis property as of record in Book 5088, page 708, R.O.D.C., TN. thence with said Sylvis the following two calls: S 22 deg. 38'30" W 61.00' feet to an iron rod (old) S 11 deg 00'00" W 214.83' feet to the point of beginning, containing 1.03 acres.

Being the same property conveyed to Cairn M. Sheppard and Beverly Sheppard, a married couple, as joint tenants with right of survivorship from Cairn M. Sheppard, a now married person who acquired title as unmarried, by Quitclaim Deed dated 03/08/2023 and recorded 03/14/2023 in Instrument No. 20230314-0018465, Register's Office of said County.

Being the same property conveyed to Cairn M. Sheppard, unmarried from Shavkat Ashurov, a single man, by Warranty Deed dated 09/12/2017 and recorded 10/05/2017 in Instrument No. 20171005-0102107, Register's Office of said County.

This is an improved property commonly known as: 7824 Old Charlotte Pike, Nashville, TN 37209-5508

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 31st day of August, 2023

Cairn M. Sheppard

State of Tennessee)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cairn M. Sheppard,** the within named bargainer, 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.

Notary Public

My Commission expires: 1 / 16 / 2024

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Beverly Sheppard

State of Tennessee)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Beverly Sheppard,** the within named bargainer, 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.

Notary Public

My Commission expires: 1 / 16 / 2024

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/31/23 (date of document).

Affiant Signature

9/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025