ADDRESS NEW OWNER: Kody Shed and Lisa Shed
711 Bluebonnet Lane
Temple, TX 76502

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 172-00-0-063.00

Karen Johnson Davidson County
Batch# 1064056 DEEDWARR
10/23/2023 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231023-0082981

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Doris Fuller, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kody Shed and Lisa Shed, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, bounded on the South by the Watson County (Mt. Pisgah) Road, on the East by Patterson, and on the North by Owens and White. Containing two and one-half (2 1/2) acres, more or less.

Being the same property conveyed to James Fuller and wife, Doris Fuller by deed from Maggie Hardle, unmarried, recorded July 1, 1983, of record in Book 6086, Page 847, Register's Office for Davidson County, Tennessee.

James Fuller (being the same as James Willard Fuller) died July 29, 2018 leaving Doris Fuller as the surviving tenant by the entirety.

This is property with a common address of 6149 Mt. Pisgah Road, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of October 2023.

X Doris Fuller

Doris Fuller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Doris Fuller, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 23rd day of October 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Affiant

Subscribed and sworn before me this 23rd day of October 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2310-153

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 October 23rd, 2023 (date of document).

Cindy S. Smith, Affiant

10/23/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 23rd day of October, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026