Karen Johnson Davidson County
Batch# 1076607 DEEDWARR
11/30/2023 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20231130-0092344

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,000.00

Melanie Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Pegouske and Kyle Lewis	NEW OWNER	
(NAME)	(NAME)	
3520 Hewlett Drive		133-07-0-024.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **SHASHAPOP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL LORENA PEGOUSKE, AN UNMARRIED WOMAN AND KYLE MICHAEL LEWIS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 20 on the Plan of Section Three, Parma-Heights of record in Plat Book 2330, Page 60, 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 Shashapop, LLC by Warranty Deed from Armando Gutierrez and Adelina Cervantez, husband and wife, of record in Instrument No. 20201120-0136757 Register's Office for Davidson County, Tennessee, dated November 13, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3520 Hewlett Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 17 day of November, 2023

SHASHAPOP, LLC

BY: Sherry May

SHERRY MAY, MEMBER

SHASHAPOP, LLC

BY: Tim May

TIM MAY, MEMBER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby SK

Before me, the undersigned notary public, personally appeared Sherry May and Tim May, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Members for Shashapop, LLC, a Tennessee Limited Liability company, the within named bargainor, a limited liability company, and that they are the Members of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 17 day of November, 2023.

Commission expires:
9-8-2027

JOHN E KASPER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2027

Notary Public

Tennessee Certification of Electronic Document

I, Jennifer Harris, 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 11.17.2023 (date of document).

Affiant Signature

11.17.2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

NOTARY'S SEAL

