Name and Address of New Owner:
Steven Ritter and Henrry Perez
608 Flagestone Court
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1081688 DEEDWARR
12/14/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231214-0096407

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08607012300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald Shepherd and Alice Shepherd, Trustees of The Shepherd Family Living Trust dated January 20, 2023**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Ritter and spouse, Henrry Perez,, as tenants by the entirety** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Jackson's Retreat, Phase 5-A, as of record in Book 6250, Page 309 and Amended in Instrument No. 20020830-0105127, said Register's Office.

Said Lot No. 193 fronts 35.00 feet on the northeasterly margin of the turnaround of Flagstone Court and runs back 162.51 feet on the west lot line and runs back 130.00 feet on the southeast lot line; 113.06 feet on the east lot line; and 110.97 feet on the north lot line to a point of intersection.

Being the same property conveyed to Ronald Shepherd and Alice Shepherd, as Trustees for The Shepherd Family Living Trust, Dated January 20th 2023 by Quitclaim Deed from Ronald C. Shepherd dated January 20th 2023 and recorded on January 30th 2023 of record in Instrument No. 20230130-0006843 Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 608 Flagstone Court, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of December, 2023.

The Shepherd Family Living Trust dated January 20, 2023

By: Ronald Shepherd, Trustee (SEAL)
Ronald Shepherd, Trustee

By: Alice Shepherd, Trustee (SEAL)
Alice Shepherd, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2023, before me personally appeared Ronald Shepherd and Alice Shepherd, Trustees of The Shepherd Family Living Trust dated January 20, 2023, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of December, 2023.

WILLIAM D CASTLEMAN JR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Signature
My commission expires: 03/09/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of December, 2023.

Notary Signature
My commission expires: 3/22/24

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/13/23 (date of document).

Affiant Signature

12/13/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

