Karen Johnson Davidson County
Batch# 1087286 DEEDWARR
01/02/2024 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $4,317.90
20240102-0000161

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,167,000.00

Sarah Hazlewood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2023

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W H Lee Baskerville	New owner	131-06-0-F-003.00CO
(NAME)	(NAME)	
2490 North Berrys Chapel Rd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Phillip Shipp and Mary Kim Shipp, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **W H Lee Baskerville,** 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. 3 on the Plan of Burton Hills, Village of Abbeywood, Tract 21, a Portion of Zone Lot II, of record in Plat Book 6900, Page 223. as amended in Book 7255, page 531, 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 Phillip Shipp and Mary Kim Shipp, by deed of record in Instrument NO. 20130701-00674545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6 Abbeywood Court, Nashville, TN 37215
(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/our hands this 21st day of December, 2023.

Phillip Shipp

Mary Kim Shipp

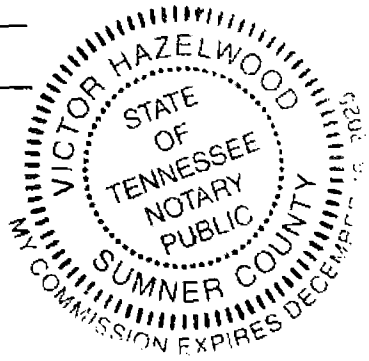
State of Tennessee
County of Davidson

Personally appeared before me Phillip Shipp and Mary Kim Shipp, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2023.

Notary Public
My Commission Expires: 12-6-2025

File No.: 17077



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 21, 2023** (date of document).

Affiant Signature

January 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25