Karen Johnson Davidson County
Batch# 1099893 DEEDWARR
02/09/2024 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $475.45
20240209-0009338

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $128,500.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 9 day of February, 2024.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 4023 Shufeld Ct Trust	**New Owner**	**14814028500**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Peggy Ast, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 4023 Shufeld Ct Trust

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. 23A, Zone Lot Division of Lots No. 22 & 23, Colewood Acres, Section 5, of record in Plat Book 5200, Page 303, as amended in Plat Book 6250, Page 617, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Peggy Ast, by Quitclaim Deed from Laura Odel (sic), dated April 20, 2023, of record in Instrument No. 20230501-0031917, in the Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Frederick D. Hinkle, Jr. by Cash Deed for Tennessee from Jack Kemp, Secretary of HUD, dated 5/18/89 of record in Book7845, Page 811, Register's Office of Davidson CXounty, Tennessee. Frederick D. Hinkle, Jr. died intestate, unmarried, and without issue on 1/23/23 leaving Laura Odle as his sole heir. Reference made to that Affidavit of Heirship of record in Instrument No. 20230501-0031916, said Register's Office, and that Affidavitt of Heirship re Frederick D. Hinkle, Jr. being recorded simultaneously herewith in Instrument No. _202402090009337_____, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4023 Shufeld Ct, Nashville, TN 37013.

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 in 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.

Peggy Ast Date: 2/8/24

Peggy Ast

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Peggy Ast, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of February, 2024.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 11/7/24

Certificate of Authenticity

I, Katie 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 2/8/24.

Date

Affiant Signature

2/8/24

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 8 day of February, 2024.

Notary's Signature
My Commission Expires: 11-17-24

Notary's Seal (if on paper)

