Karen Johnson Davidson County
Batch# 1104253 DEEDWARR
02/23/2024 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20240223-0012581

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-3959

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2024

Notary Public

Commission Expires: _____

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Starla Rae Wilson 5244 Village Way Nashville, TN 37211	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	161-11-0E-009.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Madison Stephanie Shedd, unmarried and Richard S. Shedd, unmarried, Tenants in Common with Rights of Survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Starla Rae Wilson, a single woman

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. 18 on the Plan of Villages of Brentwood, Phase VIII, Section II of record in Plat Book 6200, Page 769, amended in Book 7900, Page 57, 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 Madison Stephanie Shedd and Richard S. Shedd, Tenants in Common with Rights of Survivorship by Warranty deed from Matthew C. Tidwell, unmarried of record in Instrument No. 20120517-0042955 Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded on May 17, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5244 Village Way, Nashville, TN 37211

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 so 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.

Dated this the 14th day of February, 2024.

Madison Stephanie Shedd

Richard S. Shedd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22 day of February, 2024, before me personally appeared Madison Stephanie Shedd, 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 22 day of February, 2024.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF FLORIDA
COUNTY OF Palm Beach

On this 14th day of February, 2024, before me personally appeared Richard S Shedd, 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 14th day of February, 2024.

By means of physical presence.
Provided TN DL

Notary Signature Alexei Staikidis
My commission expires: 08/25/2024

ALEXEI STAIKIDIS
Notary Public - State of Florida
Commission # HH 36427
My Comm. Expires Aug 25, 2024

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 02/22/24 (date of document).

Affiant Signature

02/22/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 22nd day of February, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL