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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347053** Return To: Ashworth Law Firm, PLLC 237 2nd Avenue South Franklin, TN 37064	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00. Affiant Subscribed and sworn to before me, this 21st day of March, 2024. Notary Public My Commission Expires: January 17, 2027

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson
Batch # 1113953
03/22/2024 10:05:26 AM
Fees: $13.00 Taxes: $7,215.00

Davidson County
DEEDWARR
2 pgs

20240322-0019960

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony Trepka and Holly Trepka 813 Shadowstone Place Nashville TN 37220	Novus Home Mortgage, a division of Ixonia Bank 20225 Water Tower Blvd., Suite 400 Brookfield, WI 53045	Tax Parcel ID No. 146-14-0-052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa J. Shearer and Cameron A. Shearer, Trustees of The Lisa J. Shearer Living Trust, established by the Revocable Trust Agreement of Lisa J. Shearer, dated January 18, 2007, as amended** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anthony Trepka and Holly Trepka, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4 , as shown on the map entitled Shadowstone, of record in Plat Book 6900, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CAMERON A. SHEARER AND LISA J. SHEARER, HUSBAND AND WIFE, by deed from KENNETH J. JUNEAU AND SUSIE R. JUNEAU, HIS WIFE, of record in Instrument No. 20060728-0091597, dated May 15, 2006, said Register's Office.

Being the same property conveyed to LISA J. SHEARER, by deed from CAMERON A. SHEARER, terminating their tenancy by the entirety, of record in Instrument No. 20070119-0007884, dated January 17, 2007, said Register's Office.

Being the same property conveyed to LISA J. SHEARER AND CAMERON A. SHEARER, TRUSTEES OF THE LISA J. SHEARER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF LISA J. SHEARER, DATED JANUARY 18, 2007, by deed from LISA J. SHEARER, of record in Instrument No. 20070126-0011142, dated January 18, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 146-14-0-052.00.

Matters shown on the Plan of record in Plat Book 6900, page 387, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7310, page 122, and amended in Instrument No. 20170825-0087573, said Register's Office.

This is improved property located at 813 Shadowstone Place Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2024.

The Lisa J. Shearer Living Trust, established by the Revocable Trust Agreement of Lisa J. Shearer, dated January 18, 2007, as amended

Lisa J. Shearer Trustee
By: Lisa J. Shearer, Trustee

Cameron A. Shearer Trustee
By: Cameron A. Shearer, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lisa J. Shearer and Cameron A. Shearer, Trustees of The Lisa J. Shearer Living Trust, established by the Revocable Trust Agreement of Lisa J. Shearer, dated January 18, 2007, as amended, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2024.

Notary Public

My Commission Expires: _____

