RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1116833
04/01/2024 10:19:56 AM
Fees: $13.00 Taxes: $3,367.00

Davidson County
DEEDWARR
2 pgs

20240401-0022196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF MARCH, 2024.

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm. Exp. April 27, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Dellanno and Deirdre R. Dellanno	Same as New Owner	
(NAME) 5775 Collins Avenue	(NAME)	115-07-0-021.00
(ADDRESS) Miami Beach, FL 33140	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **SCOTT L SHEPHERD AND NANCY S. LESSER, CO-TRUSTEES OF THE BEVERLY C. SHEPHERD REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH DELLANNO AND DEIRDRE R. DELLANNO, HUSBAND AND WIFE,** 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. 16 on the Plan of Brook Meade Section 3 of record in Plat Book 2133, Page 116, 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 Robert L. Shepherd and wife, Beverly C. Shepherd by Warranty deed from Fred C. Cullop and wife, Mary Ann Cullop and Margaret D. Cullop of record in Book 3616, page 339, Register's Office for Davidson County, Tennessee, dated September 4, 1963 and recorded on September 6, 1963.

Being the same property conveyed to The Robert L. Shepherd and/or Beverly C. Shepherd Revocable Living Trust by Quit Claim deed from Robert L. Shepherd and Beverly C. Shepherd of record in Instrument No. 20030319-0036542 Register's Office for Davidson County, Tennessee, dated March 18, 2003 and recorded on March 19, 2003. See also, Summary of Trust filed in Instrument No. 20030319-0036543, said register's office.

Said Robert L. Shepherd died on November 21, 2013.

Being the same property conveyed to Beverly C. Shepherd, Scott L. Shepherd and Nancy C. Lesser, Co-Trustees of Beverly C. Shepherd Revocable Trust dated November 10, 2016 by Quitclaim deed from Beverly C. Shepherd, Trustee of The Robert L. Shepherd and/or Beverly C. Shepherd Revocable Living Trust dated March 18, 2003 of record in Instrument No. 20161114-0119904 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016. Said Beverly C. Shepherd died on April 4, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 713 Georgetown Drive, Nashville, TN 37205
(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.

JW2024-191

Witness my hand this 25th day of March, 2024

THE BEVERLY C. SHEPHERD REVOCABLE TRUST

SCOTT L SHEPHERD, CO-TRUSTEE

NANCY S. LESSER, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Scott L. Shepherd and Nancy S. Lesser with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Co-Trustees of The Beverly C. Shepherd Revocable Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of The Beverly C. Shepherd Revocable Trust.

Witness my hand and official seal this 25th day of March, 2024.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public

JW2024-191