WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1124357
04/18/2024 10:01:50 AM
Fees: $13.00 Taxes: $1,850.00

Davidson County
DEEDWARR
2 pgs

20240418-0027702

File #24-TC-7428-PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: March 20, 2026

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ellen M. Ford	New owner	
(NAME)	(NAME)	**142-02-0-036**
7428 Stacy Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SETH SAMUEL SHIPLEY, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ELLEN M. FORD, unmarried,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 52 on the Plan of CROSS TIMBERS SECTION 2, as of record in Book 3700, Page 92, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Seth Samuel Shipley, a married man, by Warranty Deed from Giovanni Menegazzo, unmarried, of record in Instrument No. 20201124-0137966, in the Register's Office of Davidson County, Tennessee, dated November 16, 2020 and recorded on November 24, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cross Timbers Section 2, as recorded in Plat Book 3700, Page(s) 92.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4064, Page 909 and as amended in Book 5425, Page 362.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **SETH SAMUEL SHIPLEY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240418-0027700, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **JONI SHIPLEY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240418-0027701, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 7428 Stacy Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 17th day of April, 2024.

Seth Samuel Shipley by John Bishop, Attorney in Fact
Seth Samuel Shipley by John Bishop, Attorney-In-Fact

Joni Shipley by John Bishop, attorney in Fact
Joni Shipley by John Bishop, Attorney-In-Fact

***JONI SHIPLEY**, spouse of **SETH SAMUEL SHIPLEY**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **JONI SHIPLEY** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SETH SAMUEL SHIPLEY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SETH SAMUEL SHIPLEY**.

Witness my hand and official seal this 17th day of **April, 2024**.

Notary Signature
My Commission Expires: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JONI SHIPLEY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JONI SHIPLEY**.

Witness my hand and official seal this **17th** day of **April, 2024**.

Notary Signature
My Commission Expires: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025