This Instrument Prepared By:

Robert G. Wheeler, Jr., Attorney
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Karen Johnson
Batch # 1125320
04/22/2024 08:19:01 AM
Fees: $18.00 Taxes: $954.16
Davidson County
DEEDWARR
3 pgs
20240422-0028407

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel Number
Kathryn Leigh Sheppard Gillihan, and husband, David E. Gillihan 308 Moss Trail Goodlettsville, TN 37072	Same as new owner	025-12-0-060.00

FOR AND IN CONSIDERATION OF the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan Sheppard Edwards,** a single woman, hereinafter referred to as "Grantor," has bargained and sold, any by these presents do transfer and convey unto **Kathryn Leigh Sheppard Gillihan and husband, David E. Gillihan,** hereinafter referred to as "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the map of Goodlettsville Heights, Section No. 2, as of record in Book 1424, pages 120 and 121, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Moss Trail Road at the corner of lots Nos. 21 and 22; thence with the line between said two lots northwestwardly 213 feet; thence south 89 deg. 30' east 260 feet to the westerly margin of a 50-foot unnamed street; thence with same, southwardly 165.4 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 31.33 feet to the northerly margin of Moss Trail Road; thence with same, westwardly 149 feet to the beginning.

BEING the same property conveyed to Susan Sheppard Edwards by quitclaim deed from Frank Daniel Sheppard, Jr., Steven Dalton Sheppard and Kathryn Leigh Sheppard Gillihan, of record as Instrument No. 20211013-0137399, in the office of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as 308 Moss Trail, Goodlettsville, TN 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor covenants that she 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.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on this 19th day of April, 2024.

SUSAN SHEPPARD EDWARDS

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, SUSAN SHEPPARD EDWARDS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2024.

Notary Public

My Commission Expires _____

ROBERT G. WHEELER JR.
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires July 20, 2027

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $257,880.00.

Susan Sheppard Edwards
Affiant

SUBSCRIBED AND SWORN to before me, this 19th day of April, 2024.

Robert G. Wheeler Jr.
Notary Public

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires July 20, 2027

My Commission Expires: _____

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED BY THE BUYER.