Karen Johnson Davidson County
Batch# 1141516 DEEDWARR
06/03/2024 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20240603-0040925

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63655
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Shepard Stacey Shepard 1804 Primrose Avenue Nashville, TN 37212	New owners 6108 Estuary Ct. Fort Collins, CO 80528

TAX MAP PARCEL NUMBERS: 11704032900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Meredith Tooley, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Shepard and Stacey Shepard, husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 56 and the Westerly 10 feet of Lot No. 57 on the Plan of Belmont Terrace of record in Plat Book 421, page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 and the Westerly 10 feet to Lot 57 fronts 60 feet on the Northern margin of Primrose Avenue and extends back between parallel lines 160.4 feet (incorrectly listed in prior conveyance as 100.4 feet) to an alley in the rear.

Being the same property conveyed to Meredith Tooley, a single woman, by Warranty Deed from Michael N. Young and Eileen M. Duggan, dated July 17, 2020 and recorded on July 28, 2020 of record in Instrument No. 20200728-0082371, Register's Office for Davidson County, Tennessee.

Jay R. Morgan, spouse of Meredith Tooley, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All Matters shown on the Plan of record in Book 421, page 101, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20210127-0012329, said Register's Office.

This is improved property, known as 1804 Primrose Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of May, 2024.

Meredith Tooley **Jay R. Morgan**

State of Tennessee

County of Davidson

On this 29th day of May, 2024, before me the undersigned authority, personally appeared **Meredith Tooley and Jay R. Morgan,** to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2024.

Notary

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian 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 May 30, 2024.

J. Carlton Drumwright

May 30, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 30, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY