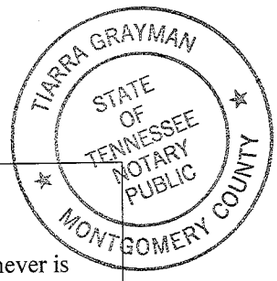
Warranty Deed



Karen Johnson Davidson County Batch# 1143103 DEEDWARR 06/04/2024 01:19:30 PM 3 pgs Fees: $18.00 Taxes: $776.63 20240604-0041714	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $209,900.00. Affiant Subscribed and sworn to before me, this the 30th day of May, 2024. Notary Public My commission expires: 10/16/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Frances Loretta Ropelewski Deborah Ropelewski	New Owner	093040G00700CO
627 Shelby Avenue #7		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHELBY PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCES LORETTA ROPELEWSKI, A SINGLE WOMAN, AND DEBORAH ROPELEWSKI, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 7 on the Plan of Shelby Ave Flats, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of record in Instrument Number 20240402-0023031 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 part of the same property conveyed to Corner Partnership, a Tennessee General Partnership by Warranty Deed from 627 Shelby Ave, Trust of record in Instrument No. 20020123-0008970, Register's Office for Davidson County, Tennessee, dated January 18, 2002 and recorded on January 23, 2002.

Being part of the same property conveyed to Shelby Partners, a Tennessee general partnership by Quitclaim Deed from Corner Partnership, a Tennessee general partnership of record in Instrument No. 20020508-0057029 Register's Office for Davidson County, Tennessee, dated May 06, 2002 and recorded on May 08, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th (SL) 29th day of May, 2024.

Shelby Partners, GP, a Tennessee General Partnership

By: Shannon Gleason

Shannon Gleason, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shannon Gleason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signatory of Shelby Partners, GP, a Tennessee General Partnership, and that she, acting in such capacity, and authorized to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2024.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/29/24.

Affiant Signature – Joshua A. Terry

5/31/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/31/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27