WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2024.

Notary Public

COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027 MEGAN BELL CHEATHAM COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1150804 DEEDWARR
06/25/2024 02:57:20 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20240625-0047503

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theresa A. Androff	Same as New Owner	073-13-0-230
(NAME)	(NAME)	
2008 Forrest Green Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I, **Nathaniel Shuppert, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theresa A. Androff, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 147 on the Plan of Section Three, Henderson Gardens, of record in Book 3600, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a fore complete description thereof.

Said Lot No. 147 fronts 118 feet on the South side of Forrest Green Drive and extends back between lines 140.46 feet on the East line and 130.69 feet on the West line to a dead line on the rear, on which it measures 88.42 feet.

Being the same property conveyed to Nathaniel Shuppert by Quitclaim Deed from Holly Jean Allen to facilitate the dividing of the marital estate as set forth in the Marital Dissolution Agreement and Final Divorce Decree in the divorce action #09D-2935 in the 8th Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20111202-0094256, dated May 7, 2010 and recorded December 2, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **2008 Forrest Green Drive** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37216** (Postal Zip)

File No.: 7479-24
Warranty Deed Individual eRec LES rev. 09-2018

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VIBE-24-2008

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, successors 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, successors 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 our hands this 24th day of June, 2024.

Nathaniel Shuppert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Nathaniel Shuppert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2024.

Notary Public

Commission Expires: 9/21/2024

