Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Warranty Deed

Karen Johnson Batch # 1152921 07/01/2024 10:02:23 AM Fees: $13.00 Taxes: $3,674.10 20240701-0049185 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $993,000.00. Affiant Subscribed and sworn to before me, this the 27th day of June, 2024. Notary Public My commission expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

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:
Robert Michael Shoptaw Christina Hobbs Shoptaw	New Owner	061-07-0-237.00
1018 Maplewood Place		
Nashville, TN 37216		

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, **JAMES D. SIMPSON AND WIFE, MARY ELIZABETH LONG SIMPSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT MICHAEL SHOPTAW AND CHRISTINA HOBBS SHOPTAW, HUSBAND AND WIFE**, 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:

Certain real property situate in Davidson County. Tennessee. and described as follows, to-wit:

Being Lot No. 62 on the Plan of I. C. McMahan's Subdivision of Maplewood Lands of record in Book 547, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jim D. Simpson, unmarried by Warranty Deed from Progress, Inc. of record in Instrument No. 20070205-0014842 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 5, 2007.

The name of the corporation was changed from Home 2, Inc. to Progress, Inc. by the Article of Amendment to the Charter of Home 2, Inc. of record in Book 7689, Page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jim D. Simpson, unmarried and Mary Elizabeth Long, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Jim D. Simpson, unmarried of record in Instrument No. 20070928-0116012 Register's Office for Davidson County, Tennessee, dated September 17, 2007 and recorded on September 28, 2007.

Being the same property conveyed to James D. Simpson and wife, Mary Elizabeth Long Simpson by Quitclaim Deed from Jim D Simpson (aka James D. Simpson) and Mary Elizabeth Long of record in Instrument No. 20090601-0049909 Register's Office for Davidson County, Tennessee, dated May 22 2009 and recorded on June 01, 2009.

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.

The address of the herein described property is believed to be 1018 Maplewood Place, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 27th day of June, 2024.

James D. Simpson

Mary Elizabeth Long Simpson

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 James D. Simpson and Mary Elizabeth Long Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2024.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026