RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch # 1168380 DEEDWARR
08/13/2024 10:02:10 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20240813-0061036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF August 2024.

NOTARY PUBLIC
Pamela B. Matthews
Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 25, 2024

(AFFIX SEAL) STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Shumard	New Owner	
(NAME) 4218 Lone Oak Road	(NAME)	131 03 0D 004.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **BRENDA JOYCE SMELSER SHUMARD, DEVISEE OF THE LAST WILL AND TESTAMENT OF PANSY JO SMELSER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW SHUMARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, 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. B, together with the Appurtenant interest in the common elements of LONE OAK PARK CONDOMINIUM, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6108, Page 332, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 3on the Plan of LONE OAK PARK of record in Plat Book 5800, Page 211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chester H. Smelser and Wife, Pansy Jo Smelser, by Warranty Deed from The Corporeal Group, a Tennessee general partnership, of record in Book 10187, Page 379, in the Register's Office of Davidson County, Tennessee, dated September 06, 1996 and recorded on September 11, 1996. Also See the Re-Recorded Warranty Deed in Book 10226, Page 708. The said Chester H. Smelser died April 09, 2000, then Pansy Jo Smelser died April 18, 2023 [testate], devising subject property to Brenda Joyce Smelser Shumard. See Probate Case 23P903, Davidson County.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4218 Lone Oak Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

PM2024-731

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 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 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 my hand this 1 day of August, 2024

Brenda Joyce Smelser Shumard
by Curtis Lee Shumard as her Attorney-in-Fact
BRENDA JOYCE SMELSER SHUMARD
BY CURTIS LEE SHUMARD AS HER ATTORNEY-IN-FACT

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Curtis Lee Shumard to me known to be the person who executed the foregoing instrument in behalf of Brenda Joyce Smelser Shumard as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of Brenda Joyce Smelser Shumard pursuant to a General Power of Attorney recorded in Instrument No. 20240729-0057048, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 1 day of August, 2024.

Commission expires:

Aida Rivinius
Notary Public
Gwinnett County, Georgia
My Comm. Expires 11/19/2025

Aida Rivinius
Notary Public

AIDA RIVINIUS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 19, 2025

PM2024-731