WARRANTY DEED

Karen Johnson
Batch # 1172256
08/20/2024 12:48:09 PM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20240820-0063826

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Larry D. Shelton	**Lincoln Home Loans, LLC**	
(NAME)	(NAME)	**162-03-0-059.00**
112 Lindy Murf Court	**40 Burton Hills Boulevard, Suite 200**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOMINQUE ANTIONETTE HESTER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARRY D. SHELTON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Antioch Park, Section 3 of record in Plat Book 4460, Page 25, 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 the same property conveyed to Dominque Shelton, unmarried by Quitclaim Deed from Larry Shelton, unmarried of record in Instrument No. 20181113-0111800 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 13, 2018.

The said Dominique Shelton has since married and is now known as Dominique Antionette Hester. Use of either name in this instrument makes reference to both one and the same individual.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4519, Page 933, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Lindy Murf Court, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF AUGUST, 2024.

Dominque Antionette Hester by Paul Hinman as Attorney-in-Fact
Dominque Antionette Hester
by Paul Hinman as Attorney-in-fact

Vincent Hester by Paul Hinman as Attorney-in-Fact
Vincent Hester
by Paul Hinman as Attorney-in-Fact

Vincent Hester, spouse of Dominque Antionette Hester, hereby joins in this conveyance and does transfer and convey any and all marital interest Vincent Hester may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOMINQUE ANTIONETTE HESTER, and who acknowledged he/she/they executed the same as the free act and deed of the said DOMINQUE ANTIONETTE HESTER.

Witness my hand and official seal, this the 7th of August, 2024.

SYDNEY KLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VINCENT HESTER, and who acknowledged he/she/they executed the same as the free act and deed of the said VINCENT HESTER.

Witness my hand and official seal, this the 7th of August, 2024.

SYDNEY KLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212