Karen Johnson
Batch # 1186103
09/25/2024 09:43:39 AM
Fees: $13.00 Taxes: $2,342.10

Davidson County
DEEDWARR
2 pgs

20240925-0074228

Warranty Deed

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $633,000.00.

Maddyn Shi
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2024.

Notary Public

My commission expires: 3-20-28

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:
Laura Grace and Stephen Grace	New Owner	083-04-0A-003.00-CO
2712 Greenside Place		
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, **JOHN SHIPPEE, AKA JOHN ANTHONY SHIPPEE, AN UNMARRIED MAN, AND EMMA COUCH, AKA EMMA MARIE COUCH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA GRACE AND STEPHEN GRACE, WIFE AND HUSBAND**, 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 Lot No. 3 on the Plan of First Amendment Greenside Park, a Major Subdivision of record in Plat at Instrument No. 20120507-0039371 and revising Instrument No. 20120418-0033109, 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 John Shippee, aka John Anthony Shippee, an unmarried man, and Emma Couch, aka Emma Marie Couch an unmarried woman, as joint tenants with common law rights of survivorship by Warranty Deed from Theodore Hammond and Pamela Hammond, husband and wife of record in Instrument No. 20201028-0125338 Register's Office for Davidson County, Tennessee, dated October 06, 2020 and recorded on October 28, 2020.

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 2712 Greenside Place, Nashville, TN 37206, 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 23rd day of September, 2024.

John Shippee aka John Anthony Shippee

Emma Couch aka Emma Marie Couch

STATE OF Co
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Shippee, aka John Anthony Shippee and Emma Couch, aka Emma Marie Couch, 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 23rd day of September, 2024

Notary Public

My Commission Expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028