THIS INSTRUMENT PREPARED BY:

PARKER, LAWRENCE, CANTRELL & SMITH
100 Westwood Place, Suite 310
Brentwood, TN 37027
(615) 255-7500

SEAN WELTON SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson **)**
The actual consideration or value, whichever is greater, for this transfer is $ 664,577.85.

AFFIANT
Subscribed and sworn to before me October 4, **2024.**
Sean W. Scott
Notary Public
My Commission Expires: 09/08/2025

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Kara Mae Hughes Matthew S. Sheft Kristen-Leigh Sheft 4712A Michigan Ave. Nashville, TN 37209	-SAME-	104 13 0057 00

Karen Johnson Davidson County
Batch # 1190254 DEEDWARR
10/04/2024 02:27:53 PM 3 pgs
Fees: $18.00 Taxes: $2,458.94
20241004-0077353

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kasey Sheft, an unmarried woman ("***Grantor***"), has bargained and sold and does hereby transfer and convey unto Kara Mae Hughes, a married woman, Matthew S. Sheft, an unmarried man and Kristen-Leigh Sheft , an unmarried woman ("***Grantees***"), their successors and assigns, all of Grantor's rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantors' interest in and to all improvements in, upon and under such land.

This conveyance is made subject to the restrictions, covenants, easements, rights of public utilities and setback lines that are applicable to the above-described property, and of record, and all zoning restrictions of the appropriate governmental body.

The above-referenced land is improved property known as 209 Leonard Avenue, Nashville, Tennessee 37205, and together with the improvements and other rights described in the first paragraph hereof is referred to herein as the "***Property***".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their successors and assigns, forever.

AND Grantor does hereby covenant with Grantees that she is lawfully seized and possessed of the Property in fee simple; that she has a good right to sell and convey the same; and that the same is unencumbered.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of October, 2024.

GRANTOR:

Kasey Sheft

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Kasey Sheft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 4th day of October, 2024.

Sean W. Scott
NOTARY PUBLIC

My Commission Expires: 09/08/2025

SEAN WELTON SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Bransford Realty Company's Subdivision of certain lots in Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Kathleen Anderson Sheft by Warranty Deed dated July 5, 2013, from WTKC, LLC, a Tennessee limited liability company of record in Instrument No. 20130708-0070223, Register's Office for Davidson County, Tennessee.

Kathleen Anderson Sheft having died on May 18, 2023, intestate, a Petition for Letters of Administration for the Estate of Kathleen Anderson Sheft was filed with the Probate Court of Davidson County Tennessee, No. 23P1375, on July 17, 2023, declaring the Grantor and Grantees to be the only intestate heirs of Kathleen Anderson Sheft.