Karen Johnson Davidson County
Batch# 1217317 DEEDWARR
12/17/2024 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20241217-0097995

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63869
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott H. Shepard Jennifer B. Shepard 6952 Highway 70 South, #119 Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 143010C01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven J. Christopher, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott H. Shepard and Jennifer B. Shepard, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 119 of West Port Landing Condominiums First Revision, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Inst. No. 20040310-0027295, Register's Office for said County, to which Plan reference is made for more complete details of description, together with the said Unit's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Steven J. Christopher, married, by Warranty Deed from Rebecca L. Hagy, an unmarried woman, dated August 31, 2016 and recorded on September 2, 2016, of record in Inst. No. 20160902-0092481, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20040310-0027295, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Inst. No. 20031031-0160421 and Inst. No. 20041201-0143197, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 6952 Highway 70 South, # 119, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of December, 2024.

Steven J. Christopher

State of Tennessee

County of Davidson

On this 17th day of December, 2024, before me the undersigned authority, personally appeared Steven J. Christopher, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Sworn and subscribed before me this 17 day of December, 2024.

Notary

My Commission Expires: 1/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Amanda J. Arthur, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17, 2024.

Date

Amanda J Arthur

Affiant Signature

12/17/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of December, 2024.

Notary's Signature

My Commission Expires: 1/31/26

Date

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal