Prepared by
Record[illegible] to
[illegible], Inc
Final

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Suite 130
[illegible] 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

MJ-C-25-412A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1241802
02/27/2025 10 27 08 AM
Fees $13 00 Taxes $2,959 63

Davidson County
DEEDWARR
2 pgs

20250227-0014565

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Gregg Anders and Valesa Anders	**NEW OWNER**	
(NAME)	(NAME)	**092-09-0F-001 00-CO**
412 A 33rd Ave N	NEW OWNER (ADDRESS)	
(ADDRESS)		
Nashville, TN 37209		
(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, **KEVIN SHEAFFER AND HUSBAND, JOHN T. MORIN AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGG ANDERS AND VALESA ANDERS, HUSBAND AND WIFE,** 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 A on the Plan of Homes at 33rd Avenue North of record in Plat at Instrument No 20130513-0048222, 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 in the Declaration of Covenants, Conditions and Restrictions for Homes at 33rd Avenue North entered into by Troy Stackhouse and Ryan Stackhouse of record at Instrument No 20130513-0048222, Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 13, 2013

Being the same property conveyed to Kevin Sheaffer, a single man by Warranty deed from Troy Stackhouse, a single person and Ryan Stackhouse, a single person, as tenants in common with the right of survivorship of record in Instrument No 20140328-0025720 Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 28, 2014

Being the same property conveyed to Kevin Sheaffer and husband, John T Morin as tenants by the entirety by Quitclaim Deed from Kevin Sheaffer, a single man of record in Instrument No 20210729-0102320 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 29, 2021 and Scrivener's Affidavit recorded in Instrument No 20221025-0115644 on October 25, 2022

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130513-0048222 and amendment in Instrument Number 20160419-0037897, 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 **412 A 33rd Ave N, Nashville, Tennessee 37209**

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 25 DAY OF FEBRUARY, 2025

Kevin Sheaffer

John T Morin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN SHEAFFER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN T MORIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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