Karen Johnson Davidson County
Batch# 1254138 DEEDWARR
03/31/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250331-0024107

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $540,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2025.

Notary Public
My commission expires:
01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias. Trustee of The 521 Lemont Drive Trust	**New Owner**	**06101002400**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Armenta Fowler, Successor Trustee of the John Carl Shuford, Sr. Revocable Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 521 Lemont Drive Trust

HEREINAFTER CALLED THE GRANTEES, 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. 308, on the plan of Gra-Mar Acres, Section 11, a plat of which is of record in Plat Book 2663, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included but excluding that portion of the premises conveyed to the State of Tennessee by deed from Leondro Rascone and wife, Erica Rascone to the State of Tennessee, dated July 28, 1976, of record in Book 5052, Page 484, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Carl Shuford and wife, Helen R Shuford, by Warranty Deed from Paul Gregory Sharpe and wife, Rosemary Reece Sharpe, dated December 10, 1999, of record in Instrument No. 20000103-0000604, in the Register's Office for Davidson County, Tennessee. Helen R Shuford died April 11, 2008, leaving John Carl Shuford as the sole surviving tenant. By Quitclaim Deed dated October 29, 2008, of record in Instrument No. 20081029-0107918, said Register's Office, John Carl Shuford, Sr conveyed the subject property to John Carl Shuford, Sr, Trustee, and The John Carl Shuford, Sr Revocable Trust Agreement, as tenants with rights of survivorship. By Quitclaim Deed fated October 25, 2012, of record in Instrument No. 20121025-0098041, said Register's Office, to John Carl Shuford, Sr, Trustee, and The John Carl Shuford, Sr Revocable Trust Agreement conveyed the subject property to John Carl Shuford, Sr. By Quitclaim Deed dated January 22, 2013, of record in Instrument No. 20130122-0006739, said Register's Office, John Carl Shuford, Sr conveyed the subject property to John Carl Shuford, Sr, Trustee, and The John Carl Shuford, Sr Revocable Trust Agreement, as tenants with rights of survivorship. John Carl Shuford, Sr died March 15, 2018, leaving The John Carl Shuford, Sr Revocable Trust Agreement as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 521 Lemont Dr, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Armenta Fowler Date: 3/28/25

Armenta Fowler, Successor Trustee of the John Carl Shuford, Sr. Revocable Trust

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Armenta Fowler** 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 forgoing instrument for the purpose therein contained and who further acknowledged that she is the **Successor Trustee of the John Carl Shuford, Sr. Revocable Trust** and that she is authorized by **the John Carl Shuford, Sr. Revocable Trust** to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of March 2025.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/28/25 (date of document).

Jennifer Russell
Affiant Signature

3/31/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of March 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

