RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-29025-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260211 DEEDWARR
04/15/2025 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250415-0028669

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of April, 2025.

NOTARY PUBLIC

My commission expires: August 31, 2027

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Brenda Shackleford 524 Belair Way Nashville, TN 37215	Same address as new owner	131-06-0D-524-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($ 570,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Kelby L. Ledford & Joseph Pleasant, husband and wife,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Mary Brenda Shackleford, unmarried,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 524, of Burton Hills, Village of Belair, Phase I, Townhouses, and as established by a Master Deed, of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, page 351; Book 6911, Page 827 and in Book 6962, Page 325, Book 9398, page 733; Book 9882, page 733; Book 7146, page 188; Book 7046, page 520 and Book 7076, page 691; Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit C of the Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Belair Phase I, a condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property as conveyed to KELBY L. LEDFORD, a single woman by Warranty Deed from Kathryn Leigh Hubbard, an unmarried woman, dated October 19, 2020, recorded December 18, 2020 at Instrument Number 20201218-0150570, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 524 Belair Way, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9 day of April, 2025

GRANTOR(S)

Kelby L. Ledford

Joseph Pleasant

STATE OF South Carolina
COUNTY OF Spartanburg

Personally appeared before me, a Notary Public, Kelby L. Ledford & Joseph Pleasant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9 day of APRIL, 2025.

Notary Public

MICHAEL R ANASTASIO
Printed Notary Name

My commission expires September 14 2033

MICHAEL R ANASTASIO
Notary Public - State of South Carolina
My Commission Expires
September 14, 2033

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **4/9/25** (date of document)

4/15/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **15** day of **April**, 202**5**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY