

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

AFTER RECORDING RETURN TO:
REALTY TITLE & ESCROW
3030 FOREST HILL IRENE #101
GERMANTOWN, TN 38138
03-MEM 22-10620

WARRANTY DEED
(COMPANY)

THIS INDENTURE, made this 18 day of July, A.D., 2022, by and between

Lexicon Government Services, LLC a limited liability company organized and existing under the laws of the State of Florida with its principal place of business in _____ County.

First Parties, and

Bruce A. Sheppard, unmarried and Suzanne L. Sheppard, unmarried, as Joint Tenants
With Rights of Survivorship _____
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of -----One and NO/100----- Dollars (\$1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:
The Land referred to herein below is situated in the County of Fayette, State of Tennessee, and is described as follows:

Part of Parcel II of the Gary and Ruth Chandler property recorded in Deed Book 321, Page 771 of the Fayette County Register's Office and lying in the northwest quarter of Section 10, Township 1 South Range 4 West of the Chickasaw Cession and being further described hereon:

Beginning at a found iron pin (6.9 feet east of centerline) in the west line of said Section 10 a distance of 325.15 feet south of the south line of Patrick Road (50 feet wide) and being the southwest corner of The Steve and Carolyn Houston property (Book 488 Page 602); thence North 89 degrees 45 minutes 41 seconds East along the south line of said Houston property a distance of 609.65 feet to a found iron pin in the west line of the Willie Dean Smith property (Book 789, Page 613); thence South 02 degrees 03 minutes 31 seconds West along said west line a distance of 338.64 feet to a found iron pin in the north line of the Willie Dean Smith property (Book 762, Page 750); thence North 87 degrees 56 minutes 29 seconds West along said north line and the north line of the Karen Smith property (Inst. 15002407) also being the south line of said Parcel II a distance of 597.09 feet to a found iron pin (15.7 feet east of centerline) on said west line of Section 10; thence North 00 degrees 08 minutes 29 seconds West along said line a distance of 314.43 feet to the point of beginning. As shown on survey dated December 21, 2015 by Campbell Surveying Company 1023 S. Yates, Suite 101, Memphis, TN 38119.

Being the same property conveyed to Dexter Brian Henderson and Cheryl A. Henderson, husband and wife by Deed dated January 4, 2016 from Bruce A. Shepard, a married person, recorded January 14, 2016, in Instrument Number 16000255, in the Official Records of Fayette County, Tennessee.

Being the same property conveyed to Lexicon Government Services, LLC, a Florida Limited Liability Company by Deed dated _____ from Dexter Brian Henderson and Cheryl A. Henderson, husband and wife, recorded _____, in Instrument Number 22005787 in the Official Records of Fayette County, Tennessee.

OWNER:

Bruce A. Sheppard & Suzanne L. Sheppard
1590 Hwy 196 S.
Piperton, TN 38017

RESPONSIBLE TAXPAYER:

Bruce A. Sheppard & Suzanne L. Sheppard
1590 Hwy 196 S.
Piperton, TN 38017

CLT # 183-030-04

MR-LX-574428

Instrument Number 22005787

with the hereditaments and appurtenances thereto appertaining, **TO HAVE AND TO HOLD** the said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for itself and for its successors does hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party has caused this instrument to be executed and its name to be signed hereto by duly authorized officers by authority of its Operating Agreement the day and year first above written.

Kelly Schumacher
Secretary

Lexicon Government Services, LLC(L.S.)

By [Signature]
President

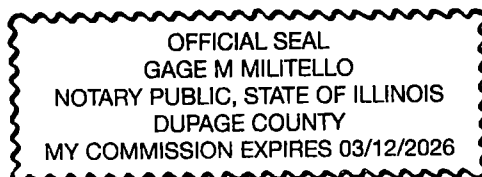
✓STATE OF Illinois)
) ss.
✓COUNTY OF DuPage)

Before me, the undersigned authority, a Notary Public on and for said County and State aforesaid, personally appeared Cory Wilhelm with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Authorized Signer of Lexicon Government Services, LLC the within named bargainor, a limited liability company, and that they as such AUTHORIZED AGENTS, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as AUTHORIZED AGENTS.

Witness my hand, at office, this 29th day of June, 2022.

[Signature]
Notary Public

My Commission Expires: ✓ March 12th, 2026



OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is \$ 925,000.00

Apogee
Affiant

STATE OF TN, COUNTY OF Shelby

Subscribed and sworn before me this the 18 day of July, 20 22.

Susan Sherrod
Signature of Notary Public

Notary
Seal

Susan
Printed Name of Notary

4-22-25
Commission Expiration



FAYETTE COUNTY
TRANSFER

JUL 20 2022

MARK WARD
ASSESSOR OF PROPERTY
BY Mark Ward

MR-LX-574428

22005787	
3 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 123388	
07/20/2022 - 09:05 AM	
VALUE	925000.00
MORTGAGE TAX	0.00
TRANSFER TAX	3422.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3440.50
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	

Instrument Number 22005787