After Recording Return To:

Davidson County DEEDWARR
Recvd: 09/16/04 08:15 4pgs
Fees:22.00 Taxes:0.00

20040916-0111438

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

Return To:

New Owner/ Property Being Conveyed
JOAN H. SHANNON &
KATRICE ANGELEETA P. SHANNON
4353 Enchanted Circle
Nashville, TN 37218

Send Tax Bills To:
New Owner

Map & Parcel:
69-02-67

WARRANTY DEED

This instrument, made and entered into on this the 26 day of August, 2004, by and between JOAN H. SHANNON, an unmarried woman, Grantor, and JOAN H. SHANNON, an unmarried woman and daughter, KATRICE ANGELEETA P. SHANNON, an unmarried woman, whose address is 4353 Enchanted Circle, Nashville, TN 37218, Grantees.

WITNESSETH:

That for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, their successors and assigns, the following described real estate:

PARCEL 1:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE FIRST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 71 ON TAX MAP 58-14, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE COMMON REAR CORNER OF LOTS 133 AND 134 PLAN OF ENCHANTED HILLS SECTION 3, AS OF RECORD IN BOOK 3842, PAGE 90, R.O.D.C. TENNESSEE; THENCE

1. WITH THE WESTERLY LINE OF LOTS 133 WITH A CURVE TO THE LEFT (RADIUS 5,669.6 FEET) SOUTHWESTWARDLY A DISTANCE OF 197.31 FEET TO AN IRON PIN SET AT THE COMMON CORNERS OF LOTS 132 AND 133 AND HAVING A CHORD BEARING AND DISTANCE OF 500 DEGREES, 03' 38" W. 197.292 FEET; THENCE
2. WITH THE COMMON LINE BETWEEN LOTS 132 AND 133 EXTENDED N 86 DEGREES 17' 41" W. 60.20 FEET TO AN IRON PIN SET IN THE CENTER OF PARCEL 71; THENCE
3. WITH THE CENTER OF PARCEL 71 WITH A CURVE TO THE RIGHT (RADIUS 5,779.6 FEET) NORTHEASTWARDLY A DISTANCE OF 196.80 FEET TO AN IRON PIN SET AND HAVING A CHORD BEARING AND DISTANCE OF N 00 DEGREES 05' 47" E. 196.788 FEET THENCE
4. S. 865 DEGREES 46' E. 60.04 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOAN H. SHANNON BY DEED RECORDED 8/19/97 IN BOOK 10574, PAGE 203.

TAX PARCEL IDENTIFICATION # 69-02-67
PROPERTY ADDRESS: 4353 Enchanted Circle, Nashville, TN 37218

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantees, their successors and assigns, that they have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set her hand and seal on this the date first above written.

JOAN H. SHANNON

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JOAN H. SHANNON, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 26 day of August, 2004.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE ROBERT C. MURPHY

Notary Public
My Commission Expires 4-20-05

We hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the _____ day of _____, 2004.

Name and Address of Property Owner:

_____

_____

_____

N **STATE OF TENNESSEE**
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPT 2024.

Deputy Register

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

STATE OF TENNESSEE, DAVIDSON **COUNTY ss:**

On this 26 day of AUGUST, 2004 before me personally appeared

JOAN M SHANNON

to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her/his/their free act and deed. Witness my hand and official seal.

My commission expires: 4-20-05

Notary Public

