Karen Johnson Davidson County
Batch# 452231 DEEDWARR
08/07/2020 07:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200807-0087849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/24/21
(AFFIX SEAL)

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 24, 2021

G-ZS-20-3849

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Shinn and Sarah Shinn	New owner	
(NAME)	(NAME)	**61-10-117.00**
3849 Saunders Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JAMES L. WILSON AND JAMES EDWIN NANCE, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN SHINN AND SARAH SHINN, 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. 14 on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, Pages 77 and 78, Register's Office for said County, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to James L. Wilson, a single man, and James Edwin Nance, a single man, as tenants in common with the right of survivorship, by Quitclaim Deed from James L. Wilson, a single man, recorded December 31, 2015 in Instrument No. 20151231-0131620, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to James Wilson by Quitclaim Deed from Sandra Gunther, Executrix for the Estate of Eric H. Gunther and Trustee of the Testamentary Trust of Eric H. Gunther for the benefit of James Wilson, recorded May 6, 2014 in Instrument No. 20140506-0038297, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Eric Gunther by Warranty Deed from James Jansen and Dana Jansen, husband and wife, recorded May 12, 2010 in Instrument No. 20100512-0036427, Register's Office for Davidson County, Tennessee. The said Eric Gunther having since died testate on March 17, 2011, Eric Gunther's estate having been probated in the 7th Circuit Court for Davidson County, Probate Division, under Docket No. 11P-563.

The said James L. Wilson and James Edwin Nance having since married.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.
- Easement for Telecommunications of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
- County taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3849 Saunders Avenue, Nashville, Tennessee 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 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 6th DAY OF AUGUST, 2020.

James L. Wilson

James Edwin Nance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. WILSON, 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 6th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES EDWIN NANCE, 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 6th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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

True Copy Certification

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021