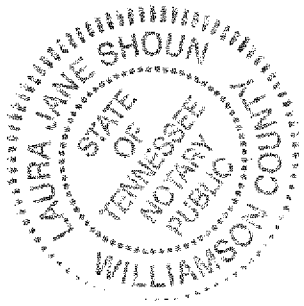
Karen Johnson Davidson County
Batch# 473667 DEEDWARR
09/11/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $521.70
20200911-0103530

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/26/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-6322-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kenedy Egan	Bank of Tennessee	102-07-0A-058.00-CO
(NAME)	(NAME)	
6680 Charlotte Pike	301 E. Carter Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Kingsport TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY SHANKLIN AND BON N SHANKLIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENEDY A. EGAN AND DELORES JANE EGANAS JOINT TENANTS AS RIGHT OF SURVIORSHIP**, 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 Apartment Unit No. K-3 of West Meade Condominiums n/k/a The Avenue Nashville West, Inc., Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as established by the Master Deed of record in Book5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Pages 415 and 418, Instrument Numbe 2012-0724-0065040 and as corrected by Scrivener's Affidavit in Instrument Number 20120817-0047026, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said

Master Deed. Reference is hereby made to the plat of West Meade Condominiums of record in Book 5200, Page 430, said Register's Office for a more complete identification and description of said Unit. Being the same property conveyed to Gary Shanklin by Warranty Deed dated February 27, 2019, from Sarah Jessica Harris, a single woman, of record in Instrument No. 20190228-0018415, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to _____ by _____ in an instrument dated _____ and recorded _____ in _____.

unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike, Nashville, TN 37209

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 9 day of September 2020.

Gary Shanklin

Bon Shanklin
Bon N. Shaklin

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9 day of September 2020, before me personally appeared Gary Shanklin and Bon N. Shanklin to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 9 day of September 2020.

Commission Expires: 4/26/21

Notary Public

LAURA JANE SHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24