Karen Johnson Davidson County
Batch# 514314 DEEDWARR
11/12/2020 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20201112-0133007

#35861

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829174**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 9th day of November, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Michael Shannon and Joellyn Shannon 4357 Chickering Lane Nashville TN 37215	Send Tax Bills To: New Owner 4357 Chickering Lane Nashville, TN 37215	Tax Information: Tax Parcel ID No. 144-09-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda Z. Small, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Shannon and Joellyn Shannon, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Chickering Estates, Section I, as of record in Book 2663, pages 86 and 87, Register's Office for said County.

Said Lot No. 34 fronts 238.0 feet on the westerly side of Chickering Lane and extends back 402.9 feet on the northerly line and 480.4 feet on the southerly line to a dead line in the rear, measuring 305.0 feet thereon.

Being the same property conveyed to Richard Small and wife, Rhonda Z. Small by deed dated December 26, 1979 from Louis Sampson and wife, Sylvia Packman Sampson of record in Book 5548, page 153, Register's Office for Davidson County, Tennessee. Richard Small having since died on December 12, 2012 leaving Rhonda Z. Small as surviving tenant by the entirety.
RICHARD SMALL died on or about December 12, 2012, leaving RHONDA Z. SMALL as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 144-09-0-010.00.

Matters shown on the Plan of record in Plat Book 2663, pages 86 and 87, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10224, page 103, said Register's Office.

This is improved property located at 4357 Chickering Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of November, 2020.

Rhonda Z. Small

STATE OF Florida)

COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhonda Z. Small, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th (MG) day of November, 2020.

Notary Public State of Florida
Maria Gascon
My Commission GG 948062
Expires 04/28/2024

Notary Public Maria GASCON

My Commission Expires: 04/28/2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

