Karen Johnson Davidson County
Batch# 567617 DEEDWARR
02/03/2021 03:02:26 PM 2 pgs
Fees: $13.00 Taxes: $789.95
20210203-0015872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $213,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2021.

Notary Public

My commission expires: 4/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Arthur Farona and Michael Franklin Farona	**SWBC Mortgage Corp.**	**058-11-0-067.00**
3812 Lunn Dr.	**9311 San Pedro #100**	
Nashville, TN 37218	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charline Scates, Administrator for the Estate of Rose Lee McShand

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Arthur Farona, a single man, and Michael Franklin Farona, a single man,
as tenants in common with right of survivorship.
(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 136 on the Plan of Section I, Royal Hills of record in Plat Book 4675, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Charles E. McShand and wife, Rose L. McShand by Warranty deed from Henry L. Marshall, unmarried of record in Book 5182, page 992, Register's Office for Davidson County, Tennessee; the said Charles E. McShand having since died on May 5, 1995, leaving the said Rose L. McShand as the surviving tenant by the entirety; the said Rose L. McShand, also known as Rose Lee McShand, having since died intestate on February 4, 2020 of record as Docket Number 20P492, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Charline

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
M-SB-VRES-20-3812

Scates, Administrator for the Estate of Rose Lee McShand having been authorized to sell, transfer and convey the subject property without joinder of any heir or beneficiary of the said estate.

This is improved property known as **3812 Lunn Dr., Nashville, TN 37218.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29 day of January, 2021.

The Estate of Rose Lee McShand

Charline Scates, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charline Scates, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Administrator of the estate of Rose Lee McShand and that as Administrator she is authorized to execute the within instrument as Administrator and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of January, 2021.

Notary Public
My Commission Expires: May 7, 2024

LTC File No. 20-000344-528

Andrew Suzore
State of Tennessee Notary Public
Davidson County