THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-11814-BW

Karen Johnson Davidson County
Batch# 627045 **DEEDWARR**
04/30/2021 02:52:12 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20210430-0058420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **327,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY April, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Garrett Carr	F&M Bank	MAP
923 Shauna Drive	50 Franklin Street	PARCEL 108-02-0-001.00
Nashville, TN 37214-3712	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James A. Shea, III, a married man**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Garrett Carr, an unmarried man and Lindsay Ederheimer, an unmarried man, Joint Tenants in Common with Right of Survivorship**

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 Lot No. 27, on the Map of Malvin Heights, of record in Book 2330, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 146.56 feet on the Easterly side of Shauna Court, and runs back 145 feet on the Northerly line and 152 feet on the Southerly line to a broken line in the rear on which it measures 147.11 feet.

Being the same property conveyed to James A. Shea, Jr. and wife, Betty P. Shea by Warranty deed from Don Harris and wife, Ruth H. Harris of record in Book 4828, page 683, Register's Office for Davidson County, Tennessee, dated June 21, 1974 and recorded on June 26, 1974.

Being the same property conveyed to James A. Shea, III, reserving unto ourselves, James A. Shea, Jr., and wife Betty P. Shea, a life estate by Quitclaim deed from James A. Shea, Jr., and wife, Betty P. Shea of record in Instrument No. 20100701-0051734 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 1, 2010.

James A. Shea Jr. having since died on April 16, 2016 and Betty P. Shea having since died on September 14, 2017, which terminated the aforementioned life estate and left James A. Shea III as the sole owner.

Said property has never been the primary residence of said Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **923 Shauna Drive, Nashville, TN 37214-3712.**

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 _____ hand( ) this the 27th day of April, 2021.

James A. Shea, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Shea, III** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2021.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JMSB VACS21923