Karen Johnson Davidson County
Batch# 659186 DEEDWARRSP
06/17/2021 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210617-0081951

Commitment Number: TN20102175

After Recording, Send To:

RETURN TO:
BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD BUILDING 2 SUITE 101
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN20102175.

New Property Owner/Mail Tax Statements To:
Danielle D. Shanklin and **Hugh J. Shanklin**, 2704 DONNA HILL DRIVE, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073-07-0-076-00

SPECIAL WARRANTY DEED

Danielle D. Shanklin, a married person, hereinafter grantor, whose tax-mailing address is **2704 DONNA HILL DRIVE, NASHVILLE, TN 37214**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Danielle D. Shanklin** and **Hugh J. Shanklin**, a married couple, hereinafter grantees, whose tax mailing address is **2704 DONNA HILL DRIVE, NASHVILLE, TN 37214**, the following real property:

All that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: Lend in Davidson County, Tennessee, being Lot No. 355 on the Plan of Section Six Sunset View of record in Plat Book 2900, Page 54 and 55. in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Tax ID: 073-07-0-076-00 NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured. Being that parcel of land conveyed to Danielle D. Shanklin, an unmarried woman from Emily Kate Biache, married by that deed dated 4/30/2014 and recorded 512/2014 in deed Document No.20140502-0037137, at of the Davidson County, TN public

registry.
Property Address is: 2704 DONNA HILL DRIVE, NASHVILLE, TN 37214

Parcel ID: 073-07-0-076-00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Feb 18, 2021:

Danielle D. Shanklin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 18th, 2021 by **Danielle D. Shanklin** who is personally known to me or has produced TN/DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

True Copy Certification

I, Brian Woodrow, 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 PENNSYLVANIA

County of ALLEGHENY

TRACY L SUTER

Personally appeared before me, [Name of Notary], a notary public for this county and state, **BRIAN WOODROW** 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: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES