Karen Johnson Davidson County
Batch# 674757 DEEDWARR
07/12/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210712-0093162

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan E. Bannon and Michael David Brassfield	Guaranteed Rate Inc	
(NAME) 1811 Meridian St.	(NAME) 3940 N Ravenswood	07107026600
(ADDRESS) Nashville, TN 37207	(ADDRESS) Chicago, IL 60613	
(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, **Monique O. Shannon, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan E. Bannon and Michael David Brassfield, wife and husband,** HEREINAFTER CALLED THE GRANTEES, HER 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. 2, on the Plan of the Resubdivision of Lot 27 of the Map of Trinity Heights, T.W. Crutchers Trustee Subdivision of Lot No. 3, as shown on plat of record in Plat in Instrument No. 20030909-0131324 amended in Instrument No. 20040813-0098074, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Monique O. Shannon, a married woman, by virtue of that certain Warranty Deed dated July 13, 2007, and being of record at Instrument No. 20070807-0093945 in the Register's Office of Davidson County, Tennessee.

Brian Shannon passed away on November 14, 2020 as stated on Certificate of Death, transferring all marital rights to surviving spouse.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at all matters of record in Instrument No. 20030909-0131324 and amended at Instrument No. 20040813-0098074 **and all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1809 Meridian St. Nashville, TN 37207
(House Number) (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 my hand this 8th day of July, 2021.

Monique O. Shannon

Monique O. Shannon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Monique O. Shannon and** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of July, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Elizabeth Paschall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/8/21.

Date

Affiant Signature

7/8/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of July, 2021.

Notary's Signature

My Commission Expires: 3/12/25
Date

Notary's Seal (if on paper)

ERIKA WILKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY