Name and Address of New Owner:
Taylormade Contracting, LLC
1001A & B Woodmont Boulevard
Nashville, TN 37204

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 698425 DEEDWARR
08/16/2021 02:00:32 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20210816-0110485

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 118 09 0 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Shinn and Leah Nichole Tripp N/K/A Leah Nichole Shinn, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Taylormade Contracting, LLC,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 41 on the Plan of Leonte Subdivision of Lot Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record and described as follows:

Beginning at the Southwest corner of Woodmont Avenue (now Blvd) and Lealand Lane, formerly 10th Avenue South; thence with the Southerly margin of Woodmont Avenue, Westwardly 85.6 feet to the Northeast corner of the property conveyed to Alice A. Keith by deed from Mary W. Rambo, as of record in Book 1810, Page 327, in the Register's Office for Davidson County, Tennessee; thence with Keith's Easterly, Southwardly 178.2 feet to the Northerly line of Lot No. 42; thence with the same Easterly line, 71.2 feet to the Westerly margin of Lealand Lane; thence with the same line, Northerly 179 feet to the beginning.

Being the same property conveyed to Michael Shinn, Leah Nichole Tripp, and Joan W. Ray, as tenants in common with right of survivorship, with Joan W. Ray to hold an interest of $191,230.00 and Michael Shinn and Leah Nichole Tripp to hold the remaining interest in the property, by Quitclaim Deed from Michael Shinn and Leah Nichole Tripp as tenants in common and Joan W. Ray, as holder of the life estate, of record in Instrument No. 20190530-0051430, in the Register's Office of Davidson County, Tennessee, dated May 29, 2019 and recorded on May 30, 2019. ***The said Joan W. Ray died 6/13/2019 leaving Michael Shinn and Leah Nichole Shinn as the surviving tenants.***

Being the same property conveyed to Michael Shinn and Leah Nichole Tripp, as tenants in common and a life estate reserved for Joan W. Ray, by Quitclaim Deed from Leah Nichole Tripp and Joan W. Ray, of record in Instrument No. 20180822-0083290, in the Register's Office of Davidson County, Tennessee, dated July 26, 2018 and recorded on August 22, 2018.

Being the same property conveyed to Leah Nicole Tripp, by Quitclaim Deed from Joan W. Ray, unmarried, of record in Instrument No. 20120920-0085692, in the Register's Office of Davidson County, Tennessee, dated September 19, 2012 and recorded on September 20, 2012.

Being the same property conveyed to Joan W. Ray, f/k/a Joan Wolfe Hysler, by Quitclaim Deed from Leah N. Tripp, and Lisa W. Tripp, both unmarried, of record in Instrument No. 20070405-0041087, in the Register's Office of Davidson County, Tennessee, dated April 02, 2007 and recorded on April 05, 2007.

Being the same property conveyed to Joan W. Ray, Leah N. Tripp and Lisa W. Tripp, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Joan W. Ray f/k/a Joan Wolfe Hysler, unmarried, and Leah N. Tripp, unmarried, of record in Instrument No. 20060406-0039332, in the Register's Office of Davidson County, Tennessee, dated April 03, 2006 and recorded on April 06, 2006.

Being the same property conveyed to Joan W. Ray and Leah N. Tripp, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Joan W. Ray f/k/a Joan Wolfe Hysler, unmarried, of record in Instrument No. 20060310-0027838, in the Register's Office of Davidson County, Tennessee, dated February 21, 2006 and recorded on March 10, 2006.

Being the same property conveyed to Joan Wolfe Hysler, by Quitclaim Deed from Lisa Joan Wolfe, of record in Book 6010, Page 339, in the Register's Office of Davidson County, Tennessee, dated February 08, 1983 and recorded on February 23, 1983.

Being the same property conveyed to Joan Wolfe Hysler and Lisa Joan Wolfe as joint tenants with right of survivorship, by Quitclaim Deed from Joan Wolfe Hysler, of record in Book 5815, Page 671, in the Register's Office of Davidson County, Tennessee, dated November 03, 1981 and recorded on November 05, 1981.

Being the same property conveyed to Joan Wolfe, by Warranty Deed from Joe Clark Rogers and wife, Evelyn Louise Rogers, of record in Book 3676, Page 181, in the Register's Office of Davidson County, Tennessee, dated December 07, 1963 and recorded on January 28, 1964.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2021.

Leah Nichole Tripp N/K/A Leah Nichole Shinn (SEAL)

Leah Nichole Tripp N/K/A Leah Nichole Shinn

(SEAL)

Michael Shinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2021, before me personally appeared Leah Nichole Tripp N/K/A Leah Nichole Shinn and Michael Shinn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2021.

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $670,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of August, 2021.

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Notary Public
My commission expires:
File No. 2021-2975