WARRANTY DEED

Karen Johnson Davidson County
Batch# 749704 **DEEDWARR**
11/04/2021 03:05:06 PM 3 pgs
Fees: $18.00 Taxes: $6,870.90

20211104-0147796

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,857,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF November, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGORY STEELE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-883

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peter L. Shanahan and T Elizabeth Shanahan	First Horizon Bank	158 04 0A 036.00
(NAME) 2 Valhalla	(NAME) 165 Madison Avenue	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Memphis TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Ann Clark, Trustee of CTC Jr. Trust dated November 14, 2012 and Charles T. Clark, Jr., Trustee of Mary Ann Clark Trust dated December 30, 2012** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Peter L. Shanahan and T Elizabeth Shanahan, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 2 Valhalla, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 4th day of November, 2021.

GRANTORS:

Mary Ann Clark Trust dated December 30, 2012

By: _____
Charles T. Clark, Jr., Trustee

CTC Jr. Trust dated November 14, 2012

By: _____
Mary Ann Clark, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Charles T. Clark, Jr., Trustee of Mary Ann Clark Trust dated December 30, 2012 and Mary Ann Clark, Trustee of CTC Jr. Trust dated November 14, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 4th day of November, 2021.



_____
Notary Public

My Commission Expires: 5/2/2022

EXBBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 74 and 75 (now combined) on the plan of (2 Lot) Lots No. 74 & 75, Otter Wood Subdivision, Section Two, of record in Instrument No. 20050414-0041692, 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 Mary Ann Clark, Trustee of the CTC Jr. Trust and Charles T. Clark, Jr., Trustee of the Mark Ann Clark Trust, by Warranty Deed from William Ray Hearn, Executor of the Estate of Billy Ray Hearn, of record in Instrument No. 20160428-0041483, in the Register's Office of Davidson County, Tennessee, dated April 27, 2016 and recorded on April 28, 2016, as corrected by Scrivener's Affidavit prepared by Banker's Title & Escrow Corporation, dated October 29, 2021, of record as Instrument No. 20211103-0147139, Register's Office of Davidson County, Tennessee.