Karen Johnson Davidson County
Batch# 784626 DEEDWARR
01/05/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220105-0001607

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

Actual consideration or value, whichever is greater is $345,000.00.

Affiant

OFFICIAL SEAL
CHEVARON BURNS
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires August 30, 2024

Subscribed and sworn before me this the 27th day of December, 2021.

Notary Public
My commission expires: 08/30/2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justin Borden 7985 Sawyer Brown Road Nashville, TN 37221	NEW OWNER 7985 SAWYER BROWN ROAD NASHVILLE, TN 37221	128-14-0 100.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY K. SHEA AND MICHAEL J. SHEA, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUSTIN MICHAEL BORDEN, SINGLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section I, Stacy Square, of record in Plat Book 3842, Page 134, 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 K. Shea and Michael J. Shea, wife and husband, by deed dated 01/14/2019, from James R. Bryan, II, married, of record in Instrument No. 20190116-0004533, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7985 Sawyer Brown Road, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of December, 2021.

Michael J. Shea

Mary K. Shea

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael J. Shea and Mary K. Shea, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

Chevaron Burns
Notary Public

OFFICIAL SEAL
CHEVARON BURNS
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires August 30, 2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 DECEMBER 27, 2021.

Date

Affiant Signature

12/29/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON