Record & Return:
Midtown Title of Murfreesboro
262 Robert Rose Dr, Ste 101
Murfreesboro, Tn 37129
2-15562-LM

Karen Johnson Davidson County
Batch# 799586 DEEDWARR
02/03/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220203-0012783

WARRANTY DEED

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00.**

Juliet L May
Affiant

Subscribed and sworn to before me, this the 24th day of January, 2022.

Loren Manderson
Notary Public

My commission expires: 1-30-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charlie Shannon **Brittany Shannon**	Redstone Federal Credit Union	**Map 103-06-0 Parcel 122-00**
5607 Kendall Drive	220 Wynn Drive	
Nashville, TN 37209	Huntsville, AL 35893	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terri L. Ramsey, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charlie Shannon and Brittany Shannon, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 43, on the Plan of Brookside Courts Addition No. 2, of record in Book 1835, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Terri L. Ramsey, an unmarried woman, by Deed from Elise Loehr, unmarried, of record in Instrument No. 20131226-0130069, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Terri L. Ramsey, pursuant to a Power of Attorney executed by her on the 5th day of January, 2022 of record in Instrument No. 202202030012782, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not now or ever has been the place of residence of the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: 1) All matters shown on the Plan of record in Book 1835, Page 47, Register's Office for Davidson County, Tennessee; and, 2) Taxes for the current year which have been prorated and assumed by the Grantee.

This is improved (__X___) Unimproved (____) property, known as **5607 Kendall Drive, Nashville, TN 37209**

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 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/our hand(s) this **24th** day of **January, 2022.**

Terri L. Ramsey by Linda J Harris, Attorney-In-Fact

Terri L. Ramsey by Linda J. Harris, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of January, 2022, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Linda J. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-fact for Terri L. Ramsey and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Terri L. Ramsey, for the purpose therein contained, by signing the name of Terri L. Ramsey, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2022.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24

Certificate of Authenticity

I, **Loren Manderson**, do hereby make oath that I am 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 1-24-26

Affiant Signature

1-24-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24 **day of** Jan., 2026.

Notary's Signature

My Commission Expires: 11-6-24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal