Karen Johnson Davidson County
Batch# 806792 DEEDWARR
02/16/2022 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220216-0018017

Warranty Deed

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $50.00 Affiant Subscribed and sworn to before me, this the 4th day of February, 2022. Notary Public My commission expires: 3/6/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Guest SNB, LLC	New Owner	085-07-0-028.00
172 Center Street, Suite 202		073-09-0-105.00
PO Box 2869		
Jackson, WY 83001		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRENDON SHIRLEY AND CHRISTINA G. SHIRLEY AKA CHRISTINA SHIRLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GUEST SNB, LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Stanford Country Club Estates, Section Four of record in Plat Book 2900, Page (s) 83 and 84, 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 Brendon Shirley and Christina Shirley, husband and wife by Warranty deed from Albert Henry Lee and wife, Tami Kay Lee of record in Instrument No. 20160906-0092987 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 06, 2016.

Being also known as 3147 Stafford Drive, Nashville, Tennessee 37214.

Parcel 2:

Land in the 15th, formerly 11th, Civil District of Davidson County, Tennessee, being Lot No. 398 on the Plan of Birchwood Gardens, Section 3, as of record in Book 2900, page 116,

Register's Office for said County.

Said Lot No. 398 fronts 80 feet on the southwesterly side of Guest Drive and runs back 163.26 feet on the northwesterly line and 173.98 feet on the south-easterly line to a dead line, measuring 81.87 feet thereon.

Being part of the property conveyed to Brendon Shirley and Christina G. Shirley, husband and wife, by David M. Beard, married, Sharon Jean Walker, married, and Dennis Allan Beard, married dated December 19, 2017, recorded on December 27, 2017 in Instrument No. 20171227-0131470 Register's Office for Davidson County.

Being also known as 1810 Guest Drive, Nashville, Tennessee 37216.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described properties is believed to be 3147 Stafford Drive, Nashville, Tennessee 37214, and 1810 Guest Drive, Nashville, Tennessee 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Christina G. Shirley AKA Christina Shirley is signing to waive any rights she might have to the property located at 1810 Guest Drive, Nashville, Tennessee 37216, especially any marital rights.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of January 2022.

Brendon Shirley

Christina G. Shirley AKA Christina Shirley

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brendon Shirley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20 day of Jan, 2022.

Robert Blauvelt
Notary Public

My commission expires:

Notary Public State of Florida
Robert Blauvelt
My Commission HH 036469
Expires 09/22/2024

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Christina G. Shirley AKA Christina Shirley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of Jun, 2022.

Robert Blauvelt
Notary Public

My commission expires:

Notary Public State of Florida
Robert Blauvelt
My Commission HH 036469
Expires 09/22/2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/16/2022 ____ (date of document).

Affiant Signature

02/16/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025