Karen Johnson Davidson County
Batch# 806792 DEEDWARR
02/16/2022 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220216-0018018

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:
Whitaker SNB, LLC	New Owner	161-06-0-231.00
172 Center Street, Suite 202		073-13-0-022.00
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, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **WHITAKER 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. 130 on the Plan of Huntington Park, Section II of record in Plat Book 4175, Page 108, 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, an unmarried person by Warranty deed from Donna M. Adkisson, a single woman of record in Instrument No. 20080226-0018823 Register's Office for Davidson County, Tennessee, dated February 25, 2008 and recorded on February 26, 2008.

Being also known as 5157 Whitaker Drive, Nashville, Tennessee 37211.

Parcel 2:

Being Lot No. 68 on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75 Register' s Office for Davidson County, Tennessee.

Beginning with a point in the Northeasterly margin of Guest Drive at the Common corner of Lots 68 and 69; thence with the line between said Lots, 115.4 feet in a Northeasterly direction to a point at the common corner of Lots 64, 67, 68 and 69; thence with the line

between lots 67 and 68, 163.9 feet in a Southeasterly direction to a point in the Northeasterly margin of Rosebank Avenue; thence with said margin 100.0 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve 37.15 feet in a Northwesterly direction to a point in the Northeasterly margin of Guest Drive; thence along said margin 81.39 feet in Northwesterly direction to the point of beginning.

Being the same property conveyed to Brendon Shirley, unmarried by Warranty deed from Phillip Wayne Reid and Cheryl Elaine Harrington and Patricia Ann Martin and Deborah Sue Reid and James Edwin Reid and Steven Ray Reid of record in Instrument No. 20130605-0056870 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 05, 2013.

Being also known as 1814 Rosebank Avenue, 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 addresses of the herein described properties are believed to be 5157 Whitaker Drive, Nashville, Tennessee 37211 and 1814 Rosebank Avenue, Nashville, Tennessee 37216, but such addresses are not part of the legal description of the properties herein and in the event of any discrepancy, the legal descriptions 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 is signing to waive any rights she might have to the property located at 1814 Rosebank Avenue, 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

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

Christina G. 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 **Christina G. 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 Jan, 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 COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025