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

[illegible] Group, LLC
[illegible]
Y-VRES-22-2540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater, is $410,000.00.

Stephanie Woodall
Affiant

Subscribed and sworn before me this the 9th day of March, 2022.

Melissa Jansen
Notary Public
My commission expires:

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 822225 DEEDWARR
03/14/2022 03:09:10 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20220314-0029670

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kyle Varnell	New Owner	135-16-0A 096.00
2540 Somerset Drive		
Nashville, TN 37217		

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, SHAWN L. WALSH, AN UNMARREID MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KYLE VARNELL, A SINGLE MAN, 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. 101 on the Plan of Resubdivision of Tracts 8, 9, and 10 of Nashboro Village of record in Plat Book 5200, pages 186 through 189, inclusive, 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 Shawn L. Walsh, by deed dated 12/18/2020, from Doug White, of record in Instrument No. 20201222-0152285, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2540 Somerset Drive, Nashville, TN 37217.

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 8th day of March, 2022.

Shawn L. Walsh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shawn L. Walsh, 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 8th day of March, 2022.

My commission expires:

9-6-22

Notary Public

DAVIDSON COUNTY
BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC