THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 854092 DEEDWARR 05/12/2022 10:29:30 AM 4 pgs Fees: $23.00 Taxes: $2,331.00 20220512-0054573	STATE OF Tennessee) COUNTY OF williamson) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00 Affiant Subscribed and sworn to before me, this 4 day of May, 2022. Notary Public My Commission Expires: 3/7/26

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michael McClain 9005 Highway 100 Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 168-00-0-079.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAYLEY SHELTON AND STEPHEN JONES, WIFE AND HUSBAND** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL MCCLAIN,** _____ ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, about one mile east of Linton and described as follows according to a survey by Harold Ashworth, December 13, 1958.

Beginning at a stake in the south margin of Highway No. 100 at the northeast corner of Anthony McPherson's remaining land; thence South 10 degrees 30 minutes East 1817 feet more or less to a stake; thence North 87 degrees East 305 feet to a fence corner, being Herbert Mangrum's southwest corner; thence North 13 degrees West 1881 feet to the margin of Highway No. 100, Mangrum's northwest corner; thence with the south margin of said highway, 237 feet to the point of beginning, containing 11.31 acres more or less.

Being the same property conveyed to Hayley Shelton and Stephen Jones, wife and husband by Warranty deed from Lavern K. Fross and wife Iva L. Fross of record in Instrument No. 20150605-0053035 Register's Office for Davidson County, Tennessee, dated June 02, 2015 and recorded on June 05, 2015. (Value of consideration shown in aforementioned deed $265,000.00.)

This is improved property commonly known as: **9005 Highway 100, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2022.

STEPHEN JONES

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN JONES,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of April, 2022.

JENNIFER GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-25

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May 2022.

HAYLEY SHELTON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAYLEY SHELTON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of May, 2022.

JENNIFER GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-25

Certificate of Authenticity

I, Nick Harris, 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 5/2/2022.

Date

Affiant Signature

5/2/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of May, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY