Karen Johnson Davidson County
Batch# 856010 DEEDWARR
05/16/2022 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220516-0055946

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Carmen Coates
Affiant

Subscribed and sworn to before me, this 29TH DAY OF APRIL, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Max Cornell and Jaime Christine Cornell, Husband and Wife	Cap Star Bank (NAME)	
316 McCoin Drive (ADDRESS)	2002 Richard Jones Rd, Suite 300A (ADDRESS)	025-04-0-118.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Diane S. Shannon, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph Max Cornell and Jaime Christine Cornell, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that 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. 5 on the Plan of Franklin Heights, Phase I, Section 2 of record in Plat Book 6900, Page 856, 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 Robert A. Shannon, Jr. and Diane S. Shannon, husband and wife, and Robert A. Shannon by Warranty Deed from Richard W. Uselton and wife, Janelle Uselton of record in Book 9151, Page 261, Register's Office for Davidson County, Tennessee, dated October 13, 1993 and recorded on November 15, 1993.

Being the same property conveyed to Robert A. Shannon, Jr. and wife, Diane S. Shannon by Quitclaim deed from Charles Meredith Shannon of record in Instrument No. 20020108-0002739 Register's Office for Davidson County, Tennessee, dated December 21, 2001 and recorded on January 08, 2002.

The said Robert A. Shannon, Jr. having died on December 16, 2021, survived by his wife, Diane S. Shannon

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 316 McCoin Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 29th day of April, 2022.

WARRANTY DEED
(Continued)

Diane S. Shannon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane S. Shannon,unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/4/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/06/2022 ____ (date of ~~document~~).

Affiant Signature

05/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of May, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025