Karen Johnson Davidson County
Batch# 864493 DEEDWARR
05/27/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220527-0062082

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00 Affiant Subscribed and sworn to before me, this the 24th day of May, 2022 Notary Public My commission expires: 4/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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:
Cassidy Coto and Frederick Tritschler	New Owner(s)	072-11-0-073.00
2906 Murray Circle		
Nashville, TN 37216		

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/WE, **DEVIN T. SHEA AND LESLIE M. SHEA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSIDY COTO AND FREDERICK TRITSCHLER, as tenants in common with rights of survivorship** 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Glenmeade Subdivision of record in Plat Book 974, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 32 fronts 50 feet on the Easterly side of Murray Circle and runs back between parallel lines 150 feet to the Westerly line of Lot No. 36 on said Plan.

Being the same property conveyed to Leslie M. Garcia, an unmarried woman by Warranty Deed deed from Rhett Bass, an unmarried man of record in Instrument No. 20170413-0036069 Register's Office for Davidson County, Tennessee, dated April 12, 2017 and recorded on April 13, 2017.

Being the same property conveyed to Devin T. Shea and Leslie M. Shea, husband and wife by QuitClaim deed from Leslie M. Shea formerly known as Leslie M. Garcia, now a married woman of record in Instrument No. 20210212-0020239 Register's Office for Davidson County, Tennessee, dated January 25, 2021 and recorded on February 12, 2021.

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 property is believed to be 2906 Murray Circle, Nashville, TN 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~24th~~ 20th AM day of May, 2022.

Devin T. Shea

Leslie M. Shea

STATE OF TENNESSEE ~~+~~ = KANSAS
COUNTY OF ~~DAVIDSON~~ AM JOHNSON

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

Witness my hand and seal this ~~24th~~ 20th AM day of May, 2022.

AMY MARQUEZ
Notary Public - State of Kansas
My Appt. Expires September 27, 2022

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-20-22.

Affiant Signature

5-20-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of May, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON