Karen Johnson Davidson County
Batch# 867605 DEEDWARR
06/06/2022 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,065.60
20220606-0064679

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$288,000.00**

Subscribed and sworn to before me this 20TH day of May, 2022.

Carmen Coats
Notary Public

Affiant

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Christopher M. Moran and Brianne Elaine Logan 1223 GREENFIELD AVE NASHVILLE TN 37216	**Same as new owner.**	**063-00-0-081.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JOHN H. SHELBY, AN UNMARRIED MAN,** has this day bargained and sold, and does hereby transfer and convey unto the said **CHRISTOPHER M. MORAN AND BRIANNE ELAINE LOGAN, HUSBAND AND WIFE,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Property located on the South side of Menees Lane in Madison, 9th Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 81.00 on Davidson County Property Map 63.00, and being more particularly described according to a survey by Crenshaw Land Surveying dated February 25, 2021, and known as Job No. 21-025, as follows:

BEGINNING at an existing concrete monument in the southerly right-of-way of Menees Lane at the Northeast corner of the herein-described tract. Said monument being the Northwest corner of the Young H. Kim et al property (Parcel 208) of record in D.B. 20091105-0102455, R,O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the southerly right-of-way of Menees Lane, along the westerly line of Kim, S 08°06'00"W – 629.13' to an iron pin set at the Southeast corner of the herein-described tract. Thence, leaving the westerly line of Kim, along the northerly line of the Douglas G. Odom, Jr. property (Parcel 103) of record in D.B. 3987, Pg. 815, R.O.D.C., TN., N 82°13'04" W – passing an iron pin set at 339.42', in all a total of 389.70' to a mag nail set in an asphalt drive at the Southwest corner of the herein-described tract, in the easterly line of Tract 2. Thence, along the easterly line of Tract 2, generally with the center of an asphalt drive, N 15°50'26" E – 124.66' to a mag nail set in the asphalt drive. Thence, N 74°09'34" W – 9.39' to an iron pin set at the Southeast corner of the Teresa G. Odom property (Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN. Thence, leaving Tract 2, along

the easterly line of Odom, N 10°48'21" E – 505.00' to a mag nail set in the top of a concrete entrance wall in the southerly right-of-way of Menees Lane. Said point being the Northeast corner of Odom and the Northwest corner of the herein-described tract. Thence, leaving the line of Odom, along the southerly right-of-way of Menees Lane, 25 feet from the centerline, S 82°13'48" E – 358.38' to the POINT OF BEGINNING, containing 5.38 Acres. Property is subject to a 25' Joint Use Ingress-Egress and Public Utility Easement along the westerly property line, extending from the southerly right-of-way of Menees Lane to the southerly property line of Tract 1, and being described as follows:

BEGINNING at a mag nail set in the top of a concrete entrance wall in the southerly right-of-way of Menees Lane at the Northwest corner of Tract 1 and the herein-described easement. Said beginning point being the Northeast corner of the Teresa G. Odom property (Map 63 – Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, along the southerly right-of-way of Menees Lane, 25 feet from the center, S 82°13'48" E – 25.04' to a point.

Thence, leaving the southerly right-of-way of Menees Lane, S 10°48'21" W – 507.74' to a point; Thence S 17°16'29" W – 123.71' to a point on the southerly line of Tract 1. Thence, along the southerly line of Tract 1, N 82°50'26" W – 12.66' to a mag nail set in an asphalt drive at the Southwest corner of Tract 1. Thence, along the westerly line of Tract 1, N 15°50'26" E – 124.66' to a mag nail set in the asphalt drive. Thence N 74°09'34" W – 9.39' to an iron pin at the Southeast corner of the Teresa G. Odom property, aforementioned. Thence, along the easterly line of Odom, N 10°48'21" E – 505.00' to the POINT OF BEGINNING.

Being a portion of the same property conveyed to Douglas G. Odom, Jr. by deed of record in Deed Book 9275, Page 289, R.O.D.C., TN.

Being a portion of the same property conveyed to John H. Shelby, an unmarried man, by Warranty Deed from Larry Douglas Odom, Teresa O. Gann and Deborah O. Massey, Co-Executors of the Estate of Douglas G. Odom Jr. of record in Instrument No. 20210727-0100946, Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 27, 2021.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 20 day of May, 2022.

John H. Shelby

JOHN H. SHELBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **JOHN H. SHELBY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20 day of May, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 06/01/2022 ____ (date of document).

Affiant Signature

06/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of June, 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