# WARRANTY DEED

Karen Johnson Davidson County
Batch# 868473 DEEDWARR
06/07/2022 02:26:27 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20220607-0065277

J-JG-22-4304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER(S) |
|---|---|---|
| Anna Bowlds and Jake Edmunds | Churchill Mortgage Corporation | |
| (NAME) | (NAME) | 087-13-0-094.00 |
| 4304 Valley Grove Dr. | 1749 Mallory Lane, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHY-HOWSE CONSULTING, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA BOWLDS, AN UNMARRIED WOMAN, AND JAKE EDMUNDS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot No. 116 Section 6 on the Plan of Valley Grove of record in Plat Book 7533, Page 697 (Book 5200, Page 94) Register's office for Davidson County Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rita P. Fenton and Rickey W. Fenton by Warranty deed from Guaranty Federal Savings and Loan, Association of record in Book 7533, page 697, Register's Office for Davidson County, Tennessee, dated April 29, 1988 and recorded on May 08, 1988.

Being the same property conveyed to Denise Godwin, as Trustee of Rita P. Fenton and Rickey W. Fenton Revocable Trust by Quitclaim deed from Rita P. Fenton and Rickey W. Fenton of record in Instrument No. 20211021-0141546 Register's Office for Davidson County, Tennessee, dated October 20, 2021 and recorded on October 21, 2021.

Being the same property conveyed to Shy-Howse Consulting, LLC, Dorothy S. King by Quitclaim deed from Rickey W. and Rita P. Fenton, Denise Godwin, as Trustee of record in Instrument No. 20220518-0057796 Register's Office for Davidson County, Tennessee, dated May 18, 2022 and recorded on May 18, 2022.

Being the same property conveyed to Shy-Howse Consulting, LLC, Dorothy S. King by Quitclaim deed from Dorothy S. King, Denise M Godwin, Trustee of record in Instrument No. 20220519-0057959 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 19, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 7533, Page 697 (Book 5200, Page 94) , Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4304 Valley Grove Dr., Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF JUNE, 2022.

Shy-Howse Consulting, LLC

BY: _____
Denise Godwin
Member

BY: Dorothy King, director
Dorothy King
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE GODWIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SHY-HOWSE CONSULTING, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY KING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SHY-HOWSE CONSULTING, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212