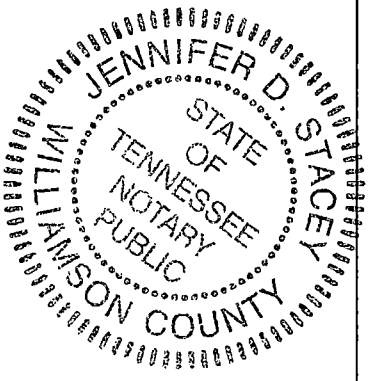
1

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 868620 **DEEDWARR**
06/08/2022 10:28:19 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220608-0065481

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Jeffrey Shannon and Carolyn Shannon 716 Magnolia Trail Nashville, TN 37221	NEW OWNER	142-11-0B-011-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ronald Osborne and wife, Tonie L. Osborne**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John Jeffrey Shannon and Carolyn Lowery Shannon, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Magnolia Place, of record in Plat Book 7900, Page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Osborne and wife, Tonie Lamar, a/k/a Tonie Osborne by Warranty Deed from H. Kendle Yates and wife, Carmen M. Yates, dated 06/17/2002 and recorded 06/20/2002, of record in Instrument 200206200074556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas S. Hale, Trustee by Quitclaim Deed from Ronald Osborne and wife, Tonie Lamar a/k/a Tonie Osborne, and Now Being the same property conveyed to Ronald Osborne and wife, Tonie L. Osborne from Douglas S. Hale, Trustee, dated 06/07/2004 and recorded 06/17/2004, of record in Instrument 200406170071587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 716 Magnolia Trail, Nashville, TN 37221

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 the 20th day of May, 2022.

Ronald Osborne

Tonie L. Osborne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ronald Osborne and Tonie L. Osborne with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th of May, 2022.

Notary Public

My Commission Expires: 10/11/25

(SEAL)

