THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220541258** Karen Johnson Davidson County Batch# 871296 DEEDWARR 06/14/2022 11:10:30 AM 3 pgs Fees: $18.00 Taxes: $1,576.20 20220614-0067510	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $426,000.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2022. Amanda Simpson NOTARY PUBLIC Union County North Carolina My Commission Expires 06/03/2026 Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Stuart McCann and Alicia Marie McCann 2408 Anson Lane Nashville TN 37211	Charles Stuart McCann & Alicia Marie McCann 2408 Anson Lane Nashville, TN 37211	Tax Parcel ID No. 173-09-0A-659.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott P. Shirley and Valerie A. Shirley, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Charles Stuart McCann and Alicia Marie McCann, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 704 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Scott P. Shirley and Valerie A. Shirley, husband and wife by Warranty deed from Stanley S. Johnson and Carrie E. Johnson, husband and wife of record in Instrument No. 20180625-0060731 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 25, 2018.

The execution of this instrument is effectuated by the signature of Valerie A. Shirley as Attorney-in-Fact for Scott P. Shirley, which Power of Attorney is recorded in Instrument Number _202206140067509_____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 Instrument No. 20080326-0030439 and 20220228-0022407 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that

the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 2002041-20045831, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
Master Deed Restrictions for Lenox Village of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
Supplemental Master Deed Restrictions of record in Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20130626-0065783, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2408 Anson Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of June, 2022.

Scott P. Shirley by Valerie A. Shirley as attorney-in-fact

Scott P. Shirley by Valerie A. Shirley
as Attorney-in-fact

Valerie A. Shirley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Valerie A. Shirley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Scott P. Shirley, and that she is authorized by Scott P. Shirley to execute this instrument on his behalf.

WITNESS my hand, at office, this 3rd day of June 2022.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Valerie A. Shirley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2022.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Ana Valentina Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on June 3rd, 2022.

Date

Affiant Signature Ana V Gómez

06/07/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 07 day of June, 2022.

Notary's Signature Amanda Simpson

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires:_____

Date

Notary's Seal (if on paper)