BOX 10-B

Karen Johnson Davidson County
Batch# 895716 **DEEDWARR**
07/28/2022 02:37:43 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20220728-0086263

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$325,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF **JULY, 2022.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KERRY LAMAR SHAWELL	**SAME**	**071-11-0-236.00**
(NAME) **1415 PENNOCK AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, THOMAS HAEHN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KERRY LAMAR SHAWELL,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Nos. 213 & 214, on the Plan of the Highland Land Co.'s Subdivison, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots 213 and 214 adjoin and together front 50 feet on the easterly margin of Pennock Avenue, and extend back between parallel lines a distance of 175 feet to an alley in the rear.

Being the same property conveyed to Thomas Haehn, by deed from SHR Properties, LLC, of record as Instrument No. 201111129-0092579, dated November 23, 2011, said Register's Office.

Unimproved ( )
This is improved(**X**) property, known as **1415 PENNOCK AVENUE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of July, 2022.

THOMAS HAEHN

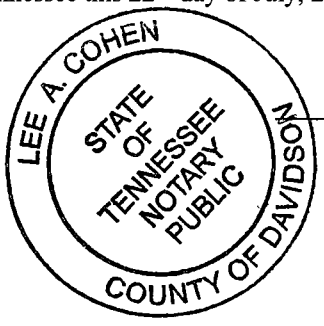
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Haehn, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of July, 2022.

My commission expires: **March 3, 2026**



Notary Public