Karen Johnson Davidson County
Batch# 981304 DEEDWARR
03/16/2023 09:25:20 AM 2 pgs
Fees: $13.00 Taxes: $2,100.12
20230316-0018998

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SIXTY SEVEN THOUSAND SIX HUNDRED AND 00/100 DOLLARS ($567,600.00) cash in hand paid, the receipt of which is hereby acknowledged, ADAM SCHUSTER AND NICOLE SHANNON, HUSBAND AND WIFE, ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto DWIGHT COOKE TOMLIN, JR. AND AUDRA H. TOMLIN, HUSBAND AND WIFE , their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Section Three John Cunningham Estates, of record in Book 4860, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Adam Schuster, an unmarried man and Nicole Shannon, an unmarried woman, as joint tenants with rights of survivorship, dated November 16, 2016 of record in Instrument Number 20161116-0120996, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Subject to the right-of-way of Merrymount.
>
> 2. Restrictions and reservations of record in Volume 4215, Page 4, Amendment of record in Book 5094, Page 1, in Register's Office of Davidson County, Tennessee.
>
> 3. All matters shown on plat of record in Book 4860, Page 69, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2023 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 15th day of March, 2023.

ADAM SCHUSTER

NICOLE SHANNON

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 15th day of March, 2023, before me personally appeared ADAM SCHUSTER and NICOLE SHANNON, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 15th day of March, 2023.

NOTARY PUBLIC

JORDAN B. OSBORN MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $567,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of March, 2023.

NOTARY PUBLIC

JORDAN B. OSBORN MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 127 122.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
DWIGHT COOKE TOMLIN, JR. and AUDRA H. TOMLIN

6361 Merrymount Drive
Nashville, TN 37221