WARRANTY DEED

Karen Johnson Davidson County
Batch# 995606 DEEDWARR
04/24/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230424-0029967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

William J. McKenna
Affiant

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

File #23-PA-2066-PR

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anne Jay and William J McKenna	**Great River Federal Credit Union**	
(NAME)	(NAME)	
302 Seven Springs Way, 201	**1532 West Saint Germain Street**	**135 12 0B 047.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**St. Cloud, MN 56301**	
(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, **JIMMIE L. SHANNON, TRUSTEE OF JIM AND GLORIA SHANNON LIVING FAMILY TRUST DATED JUNE 26, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNE JAY, A** single **PERSON AND WILLIAM J MCKENNA, AN UNMARRIED PERSON, TENANTS IN COMMON WITH WITH RIGHT 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:

Being Unit No. 47 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, as of record in Plat Book 11700, Page 49-50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmie L. Shannon, Trustee of the Jim and Gloria Shannon Family Living Trust dated June 26, 2017, Revocable Living Trust, by Warranty Deed from Jimmie Shannon and Gloria Shannon, husband and wife, of record in Instrument No. 20170720-0073286, in the Register's Office of Davidson County, Tennessee, dated June 26, 2017 and recorded on July 20, 2017.

Being the same property conveyed to Jimmie Shannon and Gloria Shannon, by Warranty Deed from Grady T. Parton, Jr., of record in Instrument No. 20051005-0119827, in the Register's Office of Davidson County, Tennessee, dated September 30, 2005 and recorded on October 05, 2005. Also see Scrivener's Affidavit of record in Instrument No. 20090921-0087589, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tract # 7 of Nashboro Village, as recorded in Book 4660, Page 156.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nashboro Village-Tract 7, as recorded in Book 11700, Page 49-50.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 11703, Page 520; Amendments

recorded in Instrument No. 20000316-0027171; Instrument No. 20031118-0168332; Instrument No. 20050222-0018813; Instrument No. 20050222-0018814; Consent in Instrument No. 20010322-0027768; Revised Parking Rules recorded in Instrument No. 20110923-0073937; Instrument No. 20190313-0023223; Instrument No. 20190626-0062010; Rules regarding de-icing sidewalks and Driveways in Instrument No. 20190313-002322

*Easement for Cable Television and Maintenance, recorded in Instrument No. 20001012-0101575.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2066 Nashboro Boulevard, Nashville, TN 37217**.

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 20th day of April, 2023.

Jim and Gloria Shannon Living Family Trust dated June 26, 2017

By: Jimmie L Shannon
Jimmie L. Shannon, Trustee

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~DAVIDSON~~ Sebastian

On this 20th day of April, 2023, before me personally appeared Jimmie L. Shannon, Trustee of Jim and Gloria Shannon Living Family Trust dated June 26, 2017, 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, at office, this 20th day of April, 2023.

Gwendolyn Holloway
Notary Signature
My commission expires: 09/29/2031

GWENDOLYN HOLLOWAY
SEBASTIAN COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires 09/29/2031
Commission No. 12718408

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 20th day of April, 2023.

Affiant Signature
Date 04/20/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON