Karen Johnson Davidson County
Batch# 1009382 DEEDWARR
05/31/2023 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230531-0041023

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-14887-2023

WARRANTY DEED

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Karen Kelley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2023

NOTARY PUBLIC

My commission expires: 4.23.25

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Shaw and Donna D. Shaw 4552 Woodside Circle Old Hickory TN 37138	~~Same address as new owner~~ SWBC Mtg. Corp 9311 San Pedro #100 San Antonio TX 78216	064-04-0-017

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY THOUSAND AND 00/100 Dollars ($490,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BLACK LION ENTERPRISES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM H. SHAW AND DONNA D. SHAW, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Resubdivision of Lot Nos. 29 and 30, Section I, Woodside Subd., of record in Book 5190, page 196 (Incorrectly shown as Book 5160 in previous deed), Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Black Lion Enterprises LLC, from Larry Edward Hall and wife, Carol Sue Hall, by Warranty Deed dated March 24, 2023 and recorded March 28, 2023 in Instrument #20230328-0022420, said Register's Office.

Being the same property conveyed to Larry Edward Hall and wife, Carol Sue Hall, from Ben Merritt and wife, Bonnie Merritt, dba Ben Merritt Construction Company, by Warranty Deed dated April 12, 1979 and recorded April 18, 1979 in Book 5422, page 872, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 4552 Woodside Circle, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of May, 2023

GRANTOR(S)

Black Lion Enterprises, LLC, a Tennessee Limited Liability Company

By: _____
Michael G. Rogers, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Michael G. Rogers, who acknowledged himself to be a Member of Black Lion Enterprises, LLC, 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 as said Member on behalf of Black Lion Enterprises, LLC.

WITNESS my hand and seal, this the 30th day of May, 2023.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5-30-23 (date of document).

Affiant Signature

5-31-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY