Karen Johnson Davidson County
Batch# 1021379 DEEDWARR
06/30/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20230630-0050261

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

#37628

ADDRESS NEW OWNER
Michael Shannon and
Joellyn Shannon
1154 Travelers Ridge Dr.
Nashville, TN 37220

SEND TAX BILLS TO
New Owner
1154 Travelers Dr.
Nashville, TN 37220

MAP/PARCEL
145-11-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THOMAS RANDY GOODMAN AND JENNIFER GOODMAN, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **MICHAEL DAVID SHANNON AND JOELLYN E. SHANNON, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-subdivision of Lots 4 and 5 of the Re-subdivision of Lots 27 and 28 of the Inns at Granny White and Crecraft Property, as of record in Plat Book 6900, page 531, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to THOMAS RANDY GOODMAN AND JENNIFER GOODMAN, HUSBAND AND WIFE, by deed from SHERRY WINN HOWELL, AS TRUSTEE OF THE SHERRY WINN HOWELL REVOCABLE TRUST DATED JUNE 4, 2018, of record in Instrument No. 20181015-0102161, dated October 15, 2018, said Register's Office.

This is improved property known as: 1154 Travelers Ridge Dr., Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2023 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 30th day of June, 2023.

THOMAS RANDY GOODMAN

JENNIFER GOODMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **THOMAS RANDY GOODMAN AND JENNIFER GOODMAN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 30th day of June, 2023.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$4,500,000.00.**

Affiant

Sworn to and subscribed before me this 30 day of June, 2023.

Notary Public

My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/30/23 (date of document).

Affiant Signature

6/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY