Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 24-RE-23-5217

Karen Johnson Davidson County
Batch# 1027841 DEEDWARR
07/18/2023 02 26 05 PM 2 pgs
Fees $13.00 Taxes $1,912 90

20230718-0055267

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Thomas W Delaney	JPMorgan Chase	161-10-0B-004.00 CO
(NAME)	(NAME)	
5217 Village Trace	1111 Polaris Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Columbus, OH 43240-2050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Iain Shriver and Candace Shriver, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thomas W. Delaney, an unmarried person,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows.

Land in Davidson County, Tennessee, being Lot(s) 195, on the plan of Phase Five, Villages of Brentwood, of record in Plat Book 6900, page 896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Iain Shriver and Candace Shriver aka Candace Duffelle Shriver, husband and wife by deed from Joseph P Counts and wife, Kristina Counts, dated October 30, 2015, of record in Instrument No 20151103-0112098, in the Register's Office forDavidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5217 Village Trace, Nashville, TN 37211
(House No.) (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.

Effective the 14 day of July, 2023.

Iain Shriver

Candace Shriver

STATE OF TENNESSEE

COUNTY OF Williamson

On this 14 day of July, 2023, before me personally appeared Iain Shriver and Candace Shriver aka Candace Duffelle Shriver, 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 (or person's) free act and deed

Notary Public

My Commission Expires: 8/10/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

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Brentwood, TN 37027