THIS INSTRUMENT WAS PREPARED BY & Returned

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16058-BW

Karen Johnson Davidson County
Batch# 1032928 DEEDWARR
08/01/2023 10 39 58 AM 2 pgs
Fees $13 00 Taxes $1,221 00

20230801-0059226

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000 00

Kenneth Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2023

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES 5-5-25

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Hailey E. Shelton, an unmarried woman and Charles A. Barham, an unmarried man** | New Owners | |
| 1244 Jacksons Hill Rd | | 086-07-0-109-00 |
| Hermitage, TN 37076-2872 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Elizabeth Shea Heathcock, a married woman and James A. Shea, III, a married man and Pamela Shea Shelton, a married woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hailey E. Shelton and Charles A. Barham, both unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land in Davidson County, Tennessee, being Lot No 84 on the Plan of Jackson's Retreat, Phase II of record in Plat Book 5200, Page 673, in the Register's Office for Davidson County, Tennessee

Said Lot No 84 runs 65 feet on the northerly margin of Jackson's Hill Road and extends back 171 68 feet on the westerly line and 184 23 feet on the easterly line to a dead line in the rear, measuring 62 20 feet thereon

Being the same property conveyed to Kenneth E. Burton and wife, Mary Agnes Burton by Warranty deed from Randall Phillips Builders, Inc of record in Book 6481, page 836, Register's Office for Davidson County, Tennessee, dated January 25, 1985 and recorded on January 25, 1985

Kenneth Earl Burton died December 21, 2004, leaving Mary Agnes Burton as the surviving tenant by the entirety

Being the same property conveyed to Elizabeth Shea Heathcock by Quitclaim deed from Mary Agnes Burton, reserving to herself a Life Estate, of record in Instrument No 20190226-0017225 Register's Office for Davidson County, Tennessee, dated October 17, 2012 and recorded on February 26, 2019

Mary Agens Shea Burton died July 28, 2022, terminating her Life Estate interest

Being the same property conveyed to Elizabeth Shea Heathcock, married, James A Shea, III, married and Pamela Shea Shelton, married, as Joint Tenants with Rights of Survivorship by Quitclaim deed from Elizabeth Shea Heathcock of record in Instrument No 20230628-00049277 Register's Office for Davidson County, Tennessee, dated June 28, 2023 and recorded on June 28, 2023

Said property is not and has never been the primary residence of said Grantors

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is improved property known as **1244 Jacksons Hill Rd, Hermitage, TN 37076-2872**

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.

Witness our hands this the 31st day of July, 2023.

Elizabeth Shea Heathcock

Elizabeth Shea Heathcock

James A. Shea, III

Pamela Shea Shelton

Pamela Shea Shelton

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Shea Heathcock,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2023

My Commission expires: 10-2-2023

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Shea, III,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 31st day of July, 2023

My Commission expires 10-2-2023

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Shea Shelton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2023

My Commission expires 10-2-2023

Notary Public

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY