THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **ETEC File No. 37795-07-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,780,000 00 Katie Bradley Affiant Subscribed and sworn to before me this 28th day of July, 2023 J Anderson Notary Public My Commission Expires

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 1032946 DEEDWARR
08/01/2023 10 54 32 AM 3 pgs
Fees $18 00 Taxes $10,286 00

20230801-0059250

WARRANTY DEED

Address New Owner: Brient Mills, Gabriel Mills 1208 Beddington Park Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 15902004700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Shannon and Joellyn Shannon, formerly known as Joellyn E. Conk, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brient Mills and Gabriel Mills, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1208 Beddington Park, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of July, 2023.

Michael D. Shannon

Joellyn Shannon, formerly known as Joellyn E. Conk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D Shannon and Joellyn Shannon, formerly known as Joellyn E Conk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28th day of July, 2023.

Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hounds Run, as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to Michael D Shannon and Joellyn E Conk, husband and wife, by deed dated December 2, 2013 from Jane M Burrus and Swan Burrus, III, wife and husband, of record in Instrument No 20131204-0123613, Register's Office for Davidson County, Tennessee. Joellyn E. Conk, now being known as Joellyn Shannon.

This conveyance is made subject to·

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No 15902004700.
2. Declaration of Covenants, Conditions and Restrictions for Hounds Run of record in Book 7079, page 995, corrected in Book 7238, page 736, amended in Book 11719, page 845, Register's Office for Davidson County, Tennessee.
3 All matters appearing on the Plan of record as Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee
4. Deeds of conveyance for sanitary sewer of record in Book 7430, page 183, Book 7474, page 695, Book 8119, page 535 and Book 8119, page 538, Register's Office for Davidson County, Tennessee.
5 Deeds of conveyance for sanitary sewer of record in Book 7430, page 183, Book 7474, page 695, Book 8119, page 535 and Book 8119, page 538, Register's Office for Davidson County, Tennessee.