WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

File #23-PA-2024-Pilk

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1039280 **DEEDWARR**
08/16/2023 03 29 26 PM 2 pgs
Fees $13 00 Taxes $1,979 50

20230816-0064024

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Amanda J. Shoemaker and Tyler D. Shoemaker	**New Owner**	
(NAME)	(NAME)	**006 00 0 029 00**
212 Moores Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY C. MARK, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA J. SHOEMAKER AND TYLER D. SHOEMAKER, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Beginning at a point 127 57 feet measured South 42 degrees 15' West from a point in the center line of the main tract of the Evansville Division, formerly the Henderson Division of the railroad of the Louisville and Nashville Railroad Company at Valuation Station 467 + 40, which point is 780 feet measured Southeastwardly along said center line of main tract from mile post 185 from Louisville, Kentucky, said point also being in the Southwest line of a County Road, said point also being in the Northeast corner of Louisville and Nashville Railroad Company's section house lot, thence South 42 degrees 15' West a distance of 266 5 feet to a point in the Southeast corner of said lot, thence North 46 degrees 45' West a distance of 561 5 feet to a point in the Southwest corner of said lot, thence North 41 degrees 15' East a distance of 228 5 feet to a point in the Northwest corner of said lot, said point also being in the Southwest line of County Road, thence South 50 degrees 25' East along said Southwest line of County Road a distance of 563 feet to the point of beginning, containing 3 19 acres, more or less

Being the same property conveyed to Nancy C Mark and Daniel C Masten, both Unmarried, as tenants in common with the right of survivorship, by Warranty Deed from Meridian Capital Group, LLC, A Tennessee Limited Liability Company, of record in Instrument No 20190816-0082410, in the Register's Office of Davidson County, Tennessee, dated August 14, 2019 and recorded on August 16, 2019

This conveyance is subject to
*County of Davidson taxes for 2023 and subsequent years, not yet due and payable

*Easement recorded in Instrument No 20140114-0003779
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **2024 Old Baker Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th day of August, 2023

Nancy C. Mark By Loy Carney Attorney In Fact

Nancy C Mark by Loy Carney, Attorney-In-Fact

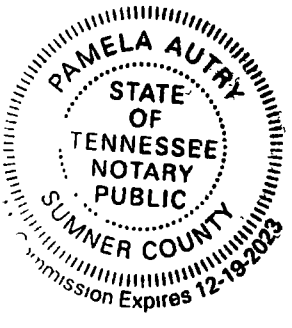
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Nancy C. Mark, and acknowledged that such person (or persons) executed the same as the free act and deed of Nancy C Mark.

Witness my hand, at office, this 15th day of August, 2023

Pam Autry

Notary Signature
My commission expires



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MP-23-2024