Karen Johnson Davidson County
Batch# 1046360 DEEDWARR
09/05/2023 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230905-0069538

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 31 day of August, 2023.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2023-07-1119

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Thompson Bruning 8230 Lenox Creekside Drive Nashville, TN 37013	ISERVE RESIDENTIAL LENDING, LLC 10920 Via Frontera, Ste 520 San Diego, CA 92127-1733	Map/Parcel 181-02-0A-014.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Grant Connor Shemonic, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **William Thompson Bruning, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 14 on the Plan of Lenox Creekside, Phase One of record as Exhibits E1, E2 and E3 in Plat at Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grant Connor Shemonic, an unmarried man by Warranty deed from Kalifa K. Oliver nka Kalifa K. Oliver Ledbetter and James A. Ledbetter, III, husband and wife of record in Instrument No. 20190927-0098401 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on September 27, 2019.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien net due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8230 Lenox Creekside Drive, Nashville, TN 37013 .

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Taylor Shemonic, wife of Grant Connor Shemonic, joins in the execution of this deed to convey all her right, title and interest she may have in the subject property by virtue of her marriage to Grant Connor Shemonic.

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 31 day of August, 2023:

Grant Connor Shemonic

Taylor Shemonic

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2023, before me personally appeared Grant Connor Shemonic and Taylor Shemonic, 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's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2023.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-15-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 31, 2023.

J. Carlton Drumwright

August 31, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 31, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY