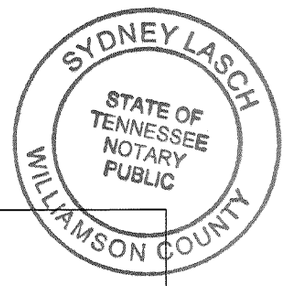
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-16999-2023



WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050715 DEEDWARR
09/15/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230915-0072699

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of Sept, 2023

NOTARY PUBLIC

My commission expires: 1/14/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie G. Shannon and Bruce A. Shannon 3000 Hillsboro Pike #47 Nashville, TN 37215	Same address as new owner	117-03-0A-047-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($350,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROGER S. WAYNICK, JR., A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMIE G. SHANNON, AN UNMARRIED WOMAN AND BRUCE A. SHANNON, A MARRIED MAN, AND, AS TENANTS IN COMMON, EACH HAVING AN UNDIVIDED 50% IN FEE SIMPLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 47 on the Plan of Versailles Condominium Apartments, of record in Book 5050, page 80, corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for said County, to which reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of Record in Book 5168, page 944, amended in Book 5589, page 367, in Book 5659, page 641 (re-recorded in Book 5667, page 375), in Book 7770, page 955, and in Book 8434, page 719, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roger S. Waynick, Jr., an unmarried man, from Daniel M. Holsinger, an unmarried man, by Warranty Deed dated June 14, 2018 and recorded June 15, 2018 in Instrument #20180615-0057820, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 3000 Hillsboro Pike, Unit 47, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of September, 2023

GRANTOR(S)

Roger S. Waynick, Jr.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Roger S. Waynick, Jr., a single man, 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 and seal, this the 15th day of SEPT, 2023.

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 September 15, 2023.

Date

Affiant Signature

9/15/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of September, 2023.

Notary's Signature

SYDNEY LASCH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)