OFFICIAL STAMP
MISTY D WINKLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1018914
MY COMMISSION EXPIRES NOVEMBER 16, 2025

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1055071 DEEDWARR
09/28/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20230928-0076314

DM-DBR-23-816

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Multnomah

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/16/2025
(AFFIX SEAL)

Seal above venue to right

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nancy Carroll Sneed and William Sneed Rufus Charles Shanlever, III Marry Carroll Boshell	**New Owner**	
(NAME) **816 Stirrup Dr**	(NAME)	**142 03 0 023.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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, **KEITH A. MARCUM AND ELIZA MARCUM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NANCY CARROLL SNEED AND WILLIAM SNEED, WIFE AND HUSBAND AND RUFUS CHARLES SHANLEVER, III, UNMARRIED AND MARRY CARROLL BOSHELL, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 361 on the Plan of A Resubdivision of Lots 359, 360, 361, 366 & 367, Walnut Hill Manor, Section 1 of record in Plat Book 4955, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 361 fronts 126.0 feet on the Northeasterly side of Stirrup Drive and runs back 155.8 feet on the Northwesterly line and 129.86 feet on the Southeasterly line to a line in the rear which is broken line measuring 98.18 feet thereon.

Being the same property conveyed to Keith A. Marcum and Eliza Marcum, Husband and Wife, by Warranty Deed from Emmet C. Dibble, a Single Person, of record in Instrument No. 20170821-0085438, in the Register's Office of Davidson County, Tennessee, dated August 17, 2017 and recorded on August 21, 2017.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Resubdivision of Lots 359, 360, 361, 366 & 367, Walnut Hill Manor, Section 1, as recorded in Plat Book 4955, Page(s) 21.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Hill Manor, Section 1, as recorded in Plat Book 4460, Page 108.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Amend Reserve Tract Walnut Hill Manor, Section One, as recorded in Instrument No. 20051104-0134156.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4643, Page 946 as amended in Book 5057, Page 885 and Book 5526, Page 322; and as modified in Book 5440, Page 138.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **816 Stirrup Dr, Nashville, Tennessee 37221**.

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 27 DAY OF SEPTEMBER, 2023.

Keith A. Marcum

Eliza Marcum

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Multnomah

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

Witness ~~my~~ hand and official seal, this the 27th of September, 2023.

Notary Public
My Commission Expires: 11/16/2025
(SEAL)

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STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZA MARCUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness ~~my~~ hand and official seal, this the 27th of September, 2023.

Notary Public
My Commission Expires: 11/16/2025
(SEAL)

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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of September, 2023.

Affiant Signature
Date 9-27-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024