This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1057746 DEEDWARR
10/04/2023 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231004-0078170

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $350,000.00

Affiant Signature

Subscribed and sworn to before me on this the 3 Day of Oct, 2023

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11 / 06 / 24

NAME AND ADDRESS OF PROPERTY OWNER:
Vincenzo DeWald and James DeWald
1203 Cline Ave A
Nashville, TN 37206
SEND TAX BILLS TO:
Vincenzo DeWald and James DeWald
608 Creative Way
Madison, TN 37115
MAP AND PARCEL NUMBER: Tax ID #: 05100006501

WARRANTY DEED

23NT00985

Effective the 29th Day of Sept, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRENDAN SHEA

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

VINCENZO DEWALD, AN UNMARRIED MAN AND JAMES DEWALD, AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in the 4th Councilmanic District of Madison, Davidson County, Tennessee, being the same property conveyed by quitclaim deed Book 4998, page 920, Register's Office for said County and more particularly described as follows:

Beginning in the west right-of-way of Cheron Road, also known as Graveyard Road, approximately 708 feet north of the center of Cheron Road; thence leaving said road, along the north boundary of the Christian Schools, Inc. property record in Instr. No. 20030310-0030899, R.O.D.C., N 86 deg. 42' 34" W, 219.74 feet to an iron pin in the east line of the property conveyed to the said Christian Schools, Inc. o of record in Instr. No. 20060810-0098319, R.O.D.C.; thence along said east line N 8 deg. 22' 01" E, 72.28 feet to an iron pin at the southwest corner of the property conveyed to said Christian Schools, Inc. in Instr. No. 20021227-0159465, R.O.D.C.; thence along said south line S 86 deg. 42' 34" E, 215.41 feet to an iron pin at the northerly terminus of Cheron Road; thence along the west right-of-way of Cheron Road (or Graveyard Road) S 4 deg. 56' 00" W, 72.03 feet to an iron pin and the point of beginning and containing 0.36 acres, more or less, according to a survey dated 1/2/09, prepared by Patrick S. Coode, RLS, TN #855.
Being the same property conveyed to Brendan Shea, a single man from James W. Coffelt, Jr., an unmarried man, by Warranty Deed dated 06/23/2021 and recorded 06/28/2021 in Instrument No. 20210628-0087128, Register's Office of said County.

This is an improved property commonly known as: 608 Creative Way, Madison, TN 37115-2961

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of Sept., 2023

BRENDAN SHEA

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Brendan Shea**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 29 day of Sept., 2023.

Notary Public

My commission expires: 1/11/27

GRANT B. STOCKTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/29/23 (date of document).

Affiant Signature

10/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of Oct., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025