Karen Johnson Davi
Batch# 1062951 DEEDWARR
10/19/2023 01 04 21 PM 2 pgs
Fees $13 00 Taxes $1,047 10

20231019-0082074

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000 00

Dorothy B Jarrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2023

Dananna Durrett
Notary Public

MY COMMISSION EXPIRES 1-11-2026
(AFFIX SEAL)

DANANNA DURRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-11-2026

JM-UWM-23-3223

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)
Dorothy B. Jarrett	**Lincoln Home Loans, LLC**	
(NAME)	(NAME)	**050-14-0-200 00**
3223 Sennadale Ln	**40 Burton Hills Boulevard, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-2421	**Nashville, TN 37215**	
(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, **PRESTON PRENTICE SHAW, JR, MARRIED AND DONNA LUREE SHAW, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOROTHY B. JARRETT, A SINGLE WOMAN,** 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 273 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, 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 Calvin Bond and Bernice Bond by Quitclaim Deed from Bernice Bond of record in Instrument No 20061208-0151873 Register's Office for Davidson County, Tennessee, dated November 27, 2006 and recorded on December 8, 2006

The said Bernice Bond having died on or about December 6, 2013, leaving Calvin Bond as the surviving tenant by the entirety

The said Calvin Bond having died on or about September 28, 2018 vesting the subject property in the names of the devisees under his Last Will and Testament, Preston Prentice Shaw, Jr and Donna Luree Shaw

The Estate of Calvin Bond being administered under Docket No 19P161, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Order to Close Estate Without Detailed Accounting recorded on October 21, 2021 in Instrument No 20211021-0141197 and Last Will and Testament of Calvin Bond recorded on October 21, 2021 in Instrument No 20211021-0141198, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3249, Page 345 and Book 3309, Page 615, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3223 Sennadale Ln, Nashville, Tennessee 37207-2421**

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 16th DAY OF OCTOBER, 2023

Preston Prentice Shaw, Jr.

Donna Luree Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRESTON PRENTICE SHAW, JR, 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 16th of October, 2023

Notary Public
My Commission Expires 1-11-2026
(SEAL)

DANANNA DURRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA LUREE SHAW, 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 16th of October, 2023

Notary Public
My Commission Expires 1-11-2026
(SEAL)

DANANNA DURRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

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