Karen Johnson Davidson County
Batch# 1070084 DEEDWARR
11/09/2023 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20231109-0087775

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16182-BW

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2023

Notary Public

MY COMMISSION EXPIRES: 10 21 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas Franklin	New Owner	
1306 Birdsall Street		053-03-0-203.00
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jerome L. Sheahan, Successor Trustee of The Helen R. and Lawrence R. Sheahan 1995 Revocable Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucas Franklin, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 180 on the Plan of Section "B", Village of Old Hickory of record in Plat Book 1424, Page 67, 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 Lawrence R. Sheahan and wife, Helen R. Sheahan by Warranty deed from Gary L. Summers and wife, Tyan Summers of record in Book 11591, page 12, Register's Office for Davidson County, Tennessee, dated June 25, 1999 and recorded on July 27, 1999.

Being the same property conveyed to Lawrence R. Sheahan and wife, Helen R. Sheahan, as Trustees for The Helen R. and Lawrence R. Sheahan 1995 Revocable Trust by Trust Transfer deed from Lawrence R. Sheahan and wife, Helen R. Sheahan of record in Instrument No. 20020904-0106344 Register's Office for Davidson County, Tennessee, dated July 26, 2002 and recorded on September 04, 2002. The said Lawrence R. Sheahan having since died on or about February 18, 2007. The said Helen R. Sheahan having since died on or about June 20, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1306 Birdsall Street, Old Hickory, TN 37138**

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; and we do covenant with the 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, 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 GRANTEES, 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 our hands this the 7th day of November, 2023.

The Helen R. and Lawrence R. Sheahan 1995 Revocable Trust

BY: J. Sheahan
Jerome L. Sheahan, Successor Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerome L. Sheahan** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Successor Trustee** of the **The Helen R. and Lawrence R. Sheahan 1995 Revocable Trust,** the within named bargainor, and Trust, and that he as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jerome L. Sheahan** as such **Successor Trustee.**

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

See Attached (Ack / Jurat)
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA)

On 11/07/2023 before me, Juan Camader Corrales, Notary Public
(insert name and title of the officer)

personally appeared JEROME L. SHEAHAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2388379
My Comm. Expires Jan 23, 2026

Signature _____ **(Seal)**

WARRANTY DEED

Certificate of Authenticity

I, Renee Long, 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 11-7-23.

Date

Affiant Signature

11-9-23

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9th day of November, 2023.

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY