Send Tax Bills To:
Ryan Shanahan
2026 Hickory Hill Lane
Hermitage, TN 37076

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Ryan Shanahan
2026 Hickory Hill Lane
Hermitage, TN 37076

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1080515 DEEDWARR
12/11/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20231211-0095353

Map & Parcel No: 074-16-0-153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY THOUSAND AND 00/100 (490,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin Michael Zyrowski, a single man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Shanahan, a single man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Stones River Estates Subdivision, Section 1 of record in Book 2900, Page 139, 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 16 fronts 112.37 feet on the northerly side of Hickory Hill Lane and extends back 216.08 feet on the easterly line and 208.03 feet on the westerly line to a line in the rear, that measures 93.91 feet thereon.

Being the same property conveyed to Justin Michael Zyrowski, a single man by Warranty Deed from Charles Heath Harden and wife, Jennifer Anne Harden of record in Instrument No. 20231106-0086850, Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on November, 6, 2023.

This is IMPROVED property known as 2026 Hickory Hill Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of December, 2023.

Justin Michael Zyrowski

STATE OF TENNESSEE
COUNTY OF WILSON

On this 8th day of December, 2023, before me personally appeared Justin Michael Zyrowski, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 490,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Cheatham

Sworn to and subscribed before me this 8th day of December, 2023.

Notary Signature
My commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12/8/2023 (date of document).

L. Broner McCoy
Date: 12/11/2023

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 11th day of Dec., 2023.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY