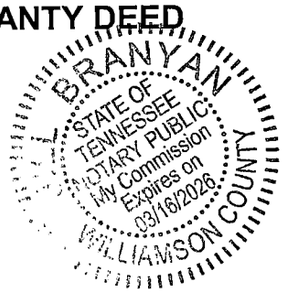
WARRANTY DEED



DM-BW-23-717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant John M. Hines

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26 (AFFIX SEAL)

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)
John M. Hines	New Owner	
(NAME)	(NAME)	**059 10 0 308.00**
4213 Drakes Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **KAREN SHANNON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN M. HINES, SINGLE,** 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. 2, on the Plan of Haynes Manor Section 9, Phase 1, of record in Plat Book 6900, page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of metes and bounds.

Being the same property conveyed to Thomas L. Shannon, a married person, by Warranty Deed from Cheryl G. Watts, an unmarried person and Shirley T. Denning, an unmarried person, of record in Instrument No. 20030813-0116092, in the Register's Office of Davidson County, Tennessee, dated June 24, 2003, and recorded on August 13, 2003. The said Thomas L. Shannon, died on September 29, 2022, leaving Karen Shannon as surviving tenant by the entirety. Also see Affidavit of Heirship recorded in Instrument No. 20230720-0055984.

This conveyance is subject to:
- Taxes and assessments for the year 2024 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 Haynes Manor Section 9, Phase 1, as recorded in Plat Book 6900, Page(s) 771.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7880, Page 785.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **717 Garrison Drive, Nashville, Tennessee 37207**.

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.

Karen Johnson
Batch # 1088789
01/05/2024 10:25:47 AM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20240105-0001128

Witness my/our hand(s) this the 3rd DAY OF JANUARY, 2024.

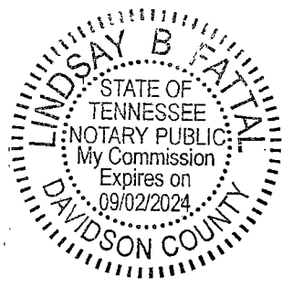
Karen Shannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN SHANNON, 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 3rd of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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