WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. AT-24-5966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Susan Harman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2024

Lisa K R Wagner
Notary Public

MY COMMISSION EXPIRES: Sept. 21, 24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Shelton and Hannah Beyler	Same As Owner	
(NAME)	(NAME)	
4410 Taylor Road		147-08-0-161.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Alexander Rockwell and Teresa Parker Rockwell, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Shelton, an unmarried man, and Hannah Beyler an unmarried woman, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Easterly margin of Taylor Road, said point being 75 feet Southerly from the Southwest corner of Cheater H. Maxwell's property; thence Easterly and parallel to Maxwell's property; thence Easterly and parallel to Maxwell's property 166.3 feet to a point; thence Westerly 163.7 feet to a point in the Easterly margin of Taylor Road; thence Northerly along the Easterly margin of said Taylor Road, 75 feet to the point of beginning, Being the center 1/3 of an acre tract of land in the 5th Civil District of Davidson County, approximately 7 miles from Nashville near Nolensville Pike, being part of a 4 acre tract conveyed to Joe Taylor.

Being the same property conveyed to Susan M. West, unmarried by Warranty deed from Fleet Finance, Inc. of record in Book 8762, page 878, Register's Office for Davidson County, Tennessee, dated October 16, 1992 and recorded on October 21, 1992.

Being the same property conveyed to Music City holdings, LLC by deed from Susan M. West, unmarried of record in Instrument No. 20180702-0063901, Register's Office for Davidson County, Tennessee, dated 06/29/2018 and recorded on 07/02/2018.

Being the same property conveyed to D&D Kittrell Investments, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180702-0063902 Register's Office for Davidson County, Tennessee, dated 06/29/2018 and recorded on 07/02/2018.

Being the same property conveyed to Teresa Parker, a single person and Alexander Rockwell, single person, by Warranty Deed from D&D Kittrell Investments, LLC, dated May 2, 2019 and recorded May 6, 2019 in Instrument No. 20190506-0042340, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 4410 Taylor Road, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1099632 DEEDWARR
02/09/2024 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240209-0009238

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 my/our hand this 8th day of February, 2024.

Alexander Rockwell

Teresa Parker Rockwell

STATE OF New York
COUNTY OF Saratoga

On this 8th day of February, 2024, before me personally appeared Alexander Rockwell and Teresa Parker Rockwell, 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 February, 2024.

Notary Signature
My commission expires: 5/17/26

CHRISTOPHER M MOLLUSO
NOTARY PUBLIC STATE OF NEW YORK
SARATOGA CTY ID #01MO6222068
COMM. EXP. 05/17/2026

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 __ **2/8/2024** _____ (date of document).

Affiant Signature

2/08/2024

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this **8** day of **February**, 20**24**

Danielle Marie Crane

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSON EXPIRES: 2/22/25