THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 240146604** Karen Johnson Davidson County Batch # 1100154 DEEDWARR 02/12/2024 02:16:23 PM 2 pgs Fees: $13.00 Taxes: $10,360.00 20240212-0009729	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,800,000.00. Affiant Subscribed and sworn to before me, this 8th day of February, 2024. Notary Public My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Andy Shiels and Megan Shiels 4401 Milesdale Court Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-12-0-091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TNT Capital LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andy Shiels and Megan Shiels, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lealand Heights of record in Plat Book 2330, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Milesdale Drive at the corner of Lots 11 and 12; thence with the line between Lots 11 and 12, Southerly 131 feet to a corner of Lot 10; thence with the line between Lots 10 and 11, Southeasterly 126.45 feet to the Westerly margin of Milesdale Court; thence with the margin of the same Northerly around a slight curve 88.18 feet to a point; and continuing Northerly 92 feet to the beginning of a curve; thence around said curve Northwesterly 31.42 feet to South margin of Milesdale Drive; thence with the margin of the same Westerly 110 feet to the point of beginning.

Being the same property conveyed to TNT Capital, LLC, a Tennessee limited liability company by Warranty Deed from Lynne Collier, Executrix of the Last Will and Testament of Dorothy Glasgow Anderson, deceased of record in Instrument No. 20211026-0143580 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on October 26, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 71, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or Storm drainage to the Metropolitan Government of Nashville and Davidson Count Tennessee, of record in Book 4110, Page 615, said Registers office.

This is improved property located at 4401 Milesdale Court Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of February, 2024.

TNT Capital, LLC

BY: _____
Jason B. Tidwell Manager

BY: _____
Clayton B. Tate, Chief Executive Manager

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Jason Tidwell, as Manager and Clayton B. Tate as Chief Executive Manager , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Manager and Chief Executive Manager of TNT Capital, LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

WITNESS my hand and official seal, this 8th day of February, 2024.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Feb. 28. 2026