Karen Johnson Davidson County
Batch# 1102443 DEEDWARR
02/20/2024 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20240220-0011455



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 885,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2024.

Notary Public

My commission expires: 11-1-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kimberly Day Shacklock	New Owner	141-00-0-004.08
7980 Hooten Hows Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jason Bass and Melanie K. Bass, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kimberly Day Shacklock, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, on the Hooten-Hows Road, being a portion of a 108.5 acre tract of record in Book 106, page 431, Register's Office for Davidson County, Tennessee, and also of record in Will Book 51, page 481, in the Office of the County Court Clerk's Office for Davidson County, Tennessee, and described according to a survey made by S. H. Hutchison, September, 1964, as follows:

BEGINNING at a point in the center line of Hooten-Hows Road, said point being South 57 degrees West 150 feet from the southwest corner of W. G. Meadows property; thence with the center of said road, South 57 degrees West 150 feet to a stake: thence leaving said road, north 32 degrees west 584 feet to a stake; thence North 57 degrees East 150 feet to a stake; thence South 32 degrees East 584 feet to the point of beginning.

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Being the same property conveyed to Jason Bass and Melanie K. Bass, husband and wife by Warranty Deed from Jane Kinser, unmarried, dated July 31, 2015 and recorded August 5, 2015 in Instrument No. 20150805-0077635, Register's Office of Davidson County, Tennessee.

This is improved property known as **7980 Hooten Hows Road, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of February, 2024.

Jason Bass Melanie Bass

Jason Bass by Melanie K Bass His Attorney In Fact
his attorney in fact

Melanie Bass

Melanie K. Bass

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Melanie K. Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Jason Bass as his attorney in fact.

Witness my hand and official seal this 16th day of February, 2024.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 24-001300-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 02/16/2024 (date of document).

Affiant Signature

02/16/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY