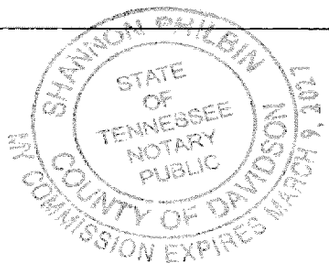
Karen Johnson Davidson County
Batch# 1114996 DEEDWARR
03/26/2024 08:00:30 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20240326-0020689

7279

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Earlington Revocable Trust, dated February 21, 2024	New Owner	158-03-0-068-00
2001 Earlington Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHIRLEY A. SHIROCK AND ROBERT J. SHIROCK, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE EARLINGTON REVOCABLE TRUST, DATED FEBRUARY 21, 2024**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 424 on the Plan of Hillsboro Park Section IV of record in Plat Book 2331, Page 142, 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 Northerly margin of Gardendale Drive, at the corner of Lots Nos. 424 and 425; thence with the line between said lots, and along the line of Lot 426, Northerly 271.4 feet to a corner of Lot 439; thence with the line between Lots 424 and 439, Easterly 187.2 feet to the West margin of Earlington Drive; thence with the margin of the same, Southerly 219.6 feet to the beginning of a curve; thence around said curve, Southwesterly 39.3 feet to the north margin of Gardendale Drive; thence with the margin of the same, Westerly 150 feet to the point of beginning.

Being the same property conveyed to Shirley A Shirock and Robert J. Shirock, wife and husband by Warranty Deed from Miller Zachery Crowell and Courtney R. Crowell, husband and wife of record in Instrument No. 20200824-0095619 Register's Office for Davidson County, Tennessee, dated August 20, 2020 and recorded on August 24, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2001 Earlington Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of March, 2024.

Shirley A. Shirock

Shirley A. Shirock

Robert J. Shirock

Robert J. Shirock

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shirley A. Shirock and Robert J. Shirock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of March, 2024.

Notary Public

My Commission Expires: 12/11/2028

DALYA ABBASSY
Notary Public, State of Michigan
County of Wayne
My Commission Expires Dec. 11, 2028
Acting in the County of Oakland

Certificate of Authenticity

I, Anthony N. Greco, 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 the 22 day of March, 2024

Anthony N. Greco, Affiant — Date 3-22-24

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 22 day of March, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027