This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2726-TC

Karen Johnson Davidson County
Batch# 1116656 DEEDWARR
04/01/2024 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240401-0021958

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2024.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allison Simino and James Simino PO Box 304 Hendersonville, TN 37077	New Owner	08600001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Morris Shankle and Brenda C. Shankle, husband and wife, and Charles E. Lind and Carolyn W. Lind, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allison Simino and James Simino, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Tract 2A, as shown on plat entitled "Resubdivision of Lot 2A & 2B Stoners Bend Business Park", of record in Instrument No. 20031201-0172230, in the Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Morris Shankle and Brenda C. Shankle, husband and wife, and Charles E. Lind and Carolyn W. Lind, husband and wife, by Warranty Deed from Joseph A. Rozell III, of record in Instrument No. 20030218-0020766, in the Register's Office for Davidson County, Tennessee, dated February 7, 2003, and recorded on February 18, 2003.

Being the same property conveyed to Morris Shankle and wife, Brenda C. Shankle, and Charles E. Lind and wife, Carolyn W. Lind, by Warranty Deed from Cornwell & Cornwell, L. P., a Tennessee Limited Partnership, of record in Instrument No. 20040121-0008376, in the Register's Office for Davidson County, Tennessee, dated January 16, 2004, and recorded on January 21, 2004.

This is improved property located at: **3333 Stoners Bend, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this ~~29th~~ 27th day of March, 2024.

GRANTOR:

Morris Shankle

Brenda C. Shankle

Charles E. Lind

Carolyn W. Lind

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Morris Shankle, Brenda C. Shankle, Charles E. Lind, and Carolyn W. Lind, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~29th~~ 27th day of March, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202404010021958

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 27, 2024**.

Affiant Signature

03/29/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 29, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY