THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1118052 DEEDWARR
04/02/2024 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20240402-0023135

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
James. M. Halloran P.O. Box 50813 Nashville, TN 37205	Same as new Owner	103-01-0-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MYRTIS SHOPE** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JAMES M. HALLORAN** ("Grantee" herein), his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the north half of Lot No. 9 in Cowden Subdivision No. 3, not of record, said parcel of land fronting 100 feet on the southerly side o- John B. Street and more particularly described as follows:

Beginning on a stake in the south boundary line of John B. Street two hundred feet west Cowden Avenue and running South 26° East 156 feet to a stake; thence North 82° East 100 feet to a stake; thence North 26° West 169.5 feet to a stake in the south boundary line of John B. Street; thence South 68° 30' West 100 feet to the point of beginning.

Being the same property conveyed to CHARLES W. SHOPE AND WIFE, MYRTIS SHOPE, by deed from DAISY BINKLEY, NOW LOWRY AND BETTY BECKHAM, of record in Book 4953, page 632, dated September 18, 1975, said Register's Office. The said Charles W. Shope having since died on or about September 15, 2011, leaving Myrtis Shope the surviving tenant by the entirety.

THIS IS IMPROVED PROPERTY KNOWN AS: 6025 Neighborly Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is

lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 1st day of April, 2024.

Myrtis Shope
By: Anissa Renee Swanson, Attorney by Fact

MYRTIS SHOPE
BY: ANISSA RENEE SWANSON, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANISSA RENEE SWANSON, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of MYRTIS SHOPE as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said MYRTIS SHOPE.

Witness my hand and seal at Nashville, TN, this 1st day of April, 2024.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$750,000.00.**

Affiant

Sworn to and subscribed before me this 1st day April, 2024.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/26

Tennessee Certification of Electronic Document

I, Paul Soper, 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 4/01/2024 (date of document).

Affiant Signature

4/01/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

