RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-842

Karen Johnson Davidson County
Batch # 1121641 DEEDWARR
04/11/2024 09:51:10 AM 2 pgs
Fees: $13.00 Taxes: $1,672.40
20240411-0025716

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Affiant

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-3-2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of April, 2024.

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah Maddack Bell and Nathan Brant Bell 251 Willard Drive Nashville, TN 37211	New Owner	148-05-0-206.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Eric Q. Shadrick, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan B. Bell and Sarah M. Bell, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Five, Haywood Acres of record in Plat Book 3106, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Q. Shadrick, and Kristin Beth Shadrick, both unmarried individuals, as joint tenants with rights of survivorship by Warranty Deed from Ryan S. Maggi and Melissa M. Maggi (f/k/a Melissa M. Tomlinson), husband and wife of record in Instrument No. 20140818-0074712 Register's Office for Davidson County, Tennessee, dated August 13, 2014 and recorded on August 18, 2014. Lisa A. Shadrick hereby joins in the execution of this deed to convey any and all marital rights she may have.

Being the same property conveyed to Eric Q. Shadrick, married by Quitclaim Deed from Kristin Beth Shadrick, unmarried of record in Instrument No. 20180723-0071657 Register's Office for Davidson County, Tennessee, dated July 19, 2018 and recorded on July 23, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 251 Willard Drive, Nashville, TN 37211

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 so 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. 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.

Dated this the 8th day of April, 2024.

Eric Q. Shadrick

Lisa A. Shadrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2024, before me personally appeared Eric Q Shadrick and Lisa A. Shadrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2024.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY