Karen Johnson Davidson County
Batch# 1123619 DEEDWARR
04/16/2024 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240416-0027086

Prepared By & Return T ESSEE
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-1457

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2024

Notary Public

Commission Expires: 3/7/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clinton Gabriel Parris and Nicole Renee Harriman 7002 Bonnamere Drive Hermitage, TN 37076	Movement Mortgage, LLC, 8024 Calvin Hall Road Indian Land, SC 29707	074-08-0-018.00

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,

Teresa Jill Shannon, single

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

Clinton Gabriel Parris, and Nicole Renee Harriman, 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. 807 on the Plan of Section Seven, Hermitage Hills of record in Book 3300, Pages 62 and 63, 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 Pauline M. McDowell and Maureen McDowell, both unmarried, as tenants in common with rights of survivorship by Warranty Deed from Jeremy Bockman, unmarried of record in Instrument No. 20080930-0098923, Register's Office for Davidson County, Tennessee, dated September 19, 2008 and recorded on September 30, 2008.

Being the same property conveyed to Music City Holdings a Texas limited liability company by Warranty Deed from Maureen McDowell and Pauline M. McDowell, single of record in Instrument No. 20230614-0045452 Register's Office for Davidson County, Tennessee, dated June 09, 2023 and recorded on June 14, 2023.

Being the same property conveyed to Teresa Jill Shannon by Warranty Deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20230615-0045676 Register's Office for Davidson County, Tennessee, dated June 09, 2023 and recorded on June 15, 2023.

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: 7002 Bonnamere Drive, Hermitage, TN 37076

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 12th day of April, 2024.

Teresa Jill Shannon

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12th day of April, 2024, before me personally appeared Teresa Jill Shannon, 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 12th day of April, 2024.

Notary Signature
My commission expires: 3/7/26



Certificate of Authenticity

I, Joshua A. Terry, 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 4/12/24.

Affiant Signature – Joshua A. Terry

4/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/16/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27