WARRANTY DEED

File No. 2024-13

Karen Johnson
Batch # 1129482
05/01/2024 10:26:21 AM
Fees: $13.00 Taxes: $1,942.50

Davidson County
DEEDWARR
2 pgs

20240501-0031716

STATE OF: TENNESSEE
COUNTY OF: RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

Notary Public

MY COMMISSION EXPIRES: 2/24/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
2615 Medical Center Parkway, suite 1560
Murfreesboro, Tennessee 37129
(615)785-3775

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Zysling Family Trust Dated September 11, 2018	Zysling Family Trust Dated September 11, 2018	
175 Stonecrest Dr.	9711 Jacobs Well Dr.	**114-12-4A-006.00 CO**
Nashville, TN 37209	Amarillo, TX 79119	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Patrick Tyler Shehane and Lenora Jane Shehane,** has this day bargained and sold and does hereby transfer and convey unto **Zysling Family Trust dated September 11, 2018,** their heirs and assigns, forever, that certain tract or parcel of land in **Davison** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 38, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090607, Amended in Instrument No. 20170915-0094659 and Instrument No. 20190123-0006687, and Instrument No. 20190607-0054759 and being shown on Plat attached thereto as Exhibit "B", 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 Patrick Tyler Shehane and Lenora Jane Shehane by Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability

Company, dated October 21, 2019, and recorded November 4, 2019, in Instrument No. 20191104-0113640, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 175 Stonecrest Dr., Nashville, TN 37209.

This conveyance is further subject to (1) applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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. 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

Witness our hands this 8th day of April 2024.

Patrick Tyler Shehane **Lenora Jane Shehane**

STATE OF: TENNESSEE

COUNTY OF: DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Patrick Tyler Shehane and Lenora Jane Shehane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who acknowledged that he/she executed the foregoing instrument, for the purposes therein contained.

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

My Commission Expires 2/24/26

Notary Public

Prepared by and Return to: American Title and Escrow, LLC
2615 Medical Center Parkway
Suite 1560
Murfreesboro, TN. 37129
(615) 785-3775

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD