Karen Johnson Davidson County
Batch# 1131246 DEEDWARR
05/06/2024 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,848.15
20240506-0033053

Warranty Deed

Please Return to: **Magnolia Title & Escrow** **1104 Fatherland Street** **Nashville, TN 37206**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,500.00. Affiant Subscribed and sworn to before me, this the 6th day of May, 2024. Notary Public My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Sullivan and Abigail Sullivan	New Owner(s)	058-09-0A-317.00-CO
616 Cato Ridge Lane		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH CASEY SHAW, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW SULLIVAN AND ABIGAIL SULLIVAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 241 on the Plan of Jordan Ridge at Eaton's Creek, Phase 8, "A Cluster Lot Planned Unit Development" formerly Creekside Trails, of record in Plat at Instrument No. 20120629-0057088, 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 Casey Shaw, Trustee of the Casey Shaw Family Trust by Warranty Deed from Karen Q. Drexler, unmarried of record in Instrument No. 20160803-0080501 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 03, 2016.

Being the same property conveyed to Joseph Casey Shaw, a married man by Quitclaim Deed from Casey Shaw, Trustee of the Casey Shaw Family Trust of record in Instrument No. 20180830-0085926 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 30, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 616 Cato Ridge Lane, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of May, 2024.

Joseph Casey Shaw

STATE OF TENNESSEE Arizona
COUNTY OF DAVIDSON Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Casey Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2024.

Notary Public

My Commission Expires: 2.6.2028

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

Dana Demark Shaw, spouse of Joseph Casey Shaw, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Dana Demark Shaw

STATE OF TENNESSEE Arizona
COUNTY OF DAVIDSON Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dana Demark Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2024.

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

Notary Public

Certificate of Authenticity

I, Spencer Gross, 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 **May 3rd, 2024**.

Date

Affiant Signature

May 3rd, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025