THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547740** Karen Johnson Davidson County Batch # 1141482 **DEEDWARR** 06/03/2024 10:05:13 AM 2 pgs Fees: $13.00 Taxes: $3,570.50 20240603-0040888	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $965,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2024. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Ira Baron and Sharon Simon 1201 Gartland Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 09 0 050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Paul Shields and Tara Leigh Shields, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ira Baron and Sharon Simon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 1, Block No. 1, on the Plan of D.H. BAILEY'S SUBDIVISION, ON PART OF THE ALLISON PROPERTY, of record in Plat Book 161, Page 73, in the Register's Office for Davidson County, Tennessee.

Said Westerly one-half of Lot No. 1 fronts 50 feet on the Northerly side of Gartland Avenue and runs back between parallel lines with the Easterly line of 12th Street, formerly Allison Avenue, 160 feet to an alley.

Being the same property conveyed to John Paul Shields and Tara Leigh Shields, husband and wife, by Warranty Deed from Russell W. Bates, unmarried, of record in Instrument No. 20130603-0055466, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013 and recorded on June 03, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARTIAL PLAN OF THE PROPERTY OF THE EAST ADDITION REAL ESTATE COMPANY, as recorded in Plat Book 161, Page(s) 73.

This is improved property located at 1201 Gartland Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2024.

John Paul Shields

Tara Leigh Shields

STATE OF NC)
COUNTY OF Buncombe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Paul Shields and Tara Leigh Shields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30thday of May, 2024.

Notary Public
My Commission Expires: 8/24/28

H JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug 26, 2028