Karen Johnson Davidson County
Batch# 1146239 DEEDWARR
06/12/2024 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240612-0044004

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $385,000.00.

Affiant

Subscribed and sworn before me this the 12th day of June, 2024.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lina M. Sheahan and Kenneth E. Sheahan 605 Bell Trace Circle Antioch, TN 37016	NEW OWNER 605 Bell Trace Circle Antioch, TN 37016	162-16-0E 022.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALKING BRIDGE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LINA M. SHEAHAN AND KENNETH E. SHEAHAN, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Bell Crest, Section One, a Planned Unit Development, of record in Book 7900, page 753, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walking Bridge Homes LLC, a Tennessee limited liability company, by deed dated 07/28/2023, from Larry U. Elliott, unmarried, of record in Instrument No. 20230731-0058943, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS **605 Bell Trace Circle, Antioch, TN 37016.**

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 11th day of June, 2024.

Walking Bridge Homes, LLC, a Tennessee limited liability company

By: Baltazar Barrera, Its: Sole Member

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Baltazar Barrera, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Baltazar Barrera to be the Sole Member of the within named bargainor, a limited liability company, and that Baltazar Barrera, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Baltazar Barrera as such Sole Member.

Witness my hand and official seal this 11th day of June, 2024.

My Commission Expires: 4/17/27

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

BB

Certificate of Authenticity

I, Kilee Thornton, 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 June 11, 2024.

Date

Kilee Thornton

Affiant Signature

June 11, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of June, 20 24.

Emily Manno

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