Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson
Batch # 1158504
07/16/2024 11:25:17 AM
Fees: $13.00 Taxes: $7,585.00

Davidson County
DEEDWARR
2 pgs

20240716-0053367

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2024.

Notary Public

My commission expires:

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:
Robert Conger Ashley Stephens	NEW OWNER	116-01-0A-020.00-CO
6117 Hickory Valley Road		
Nashville, TN 37205		

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, **D. SHANNON LEROY AND DEBORAH LYNN MATHEWS NKA DEBORAH LYNN LEROY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT CONGER AND ASHLEY STEPHENS, 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. 20 on the Plan of Dunham Springs Residential PUD of record in Plat Book 6250, Page 936, 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 6117 Hickory Valley Road Partnership, a Tennessee general partnership by Warranty Deed from Joseph Donald Connell and Paula Bright-Connell, husband and wife, and Melinda Davis (formerly known as Melinda D. Connell) of record in Instrument No. 20120627-0056371 Register's Office for Davidson County, Tennessee, dated June 19, 2012 and recorded on June 27, 2012.

Being the same property conveyed to D. Shannon Leroy and Deborah Lynn Mathews by Quitclaim Deed from 6117 Hickory Valley Road Partnership, a Tennessee general partnership of record in Instrument No. 20130729-0078235 Register's Office for Davidson County, Tennessee, dated July 03, 2013 and recorded on July 29, 2013.

Name Affidavit recorded Instrument No. 20191202-0123092 and 20191202-0123093.

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 6117 Hickory Valley Road, Nashville, TN 37205, 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 15th day of July, 2024.

D. Shannon LeRoy

D. Shannon LeRoy

Deborah Lynn Mathews

Deborah Lynn Mathews NKA Deborah Lynn LeRoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named D. Shannon LeRoy and Deborah Lynn Mathews NKA Deborah Lynn LeRoy, 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 15th day of July, 2024.

J. B. M

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026