Karen Johnson Davidson County
Batch# 1165570 DEEDWARR
08/02/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20240802-0058639

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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $540,000.00.

Affiant

Subscribed and sworn before me this the 30th day of July, 2024.

Notary Public
My commission expires: 3.00.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony White	Zillow Home Loans, LLC	110-03-0A 076.00 CO
2865 Lakeside Meadows Circle	2600 Michelson Dr, Ste 1201	
Mount Juliet, TN 37122	Irvine, CA 92612	

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, **LUCAS P. SHANLEY AND STEPHANY R. SHANLEY, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ANTHONY WHITE, A SINGLE MAN,** 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. 76 on the Plan of Final Plat, Phase 3, Lakeside Meadows of record in Instrument No. 20150406-0029421, 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 Lucas P. Shanley and Stephany R. Shanley, husband and wife, by deed dated 10/28/2020, from Christopher C. Hicks, an unmarried person, of record in Instrument No. 20201104-0128908, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2865 Lakeside Meadows Circle, Mount Juliet, TN 37122.

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 30th day of July, 2024.

Lucas P. Shanley

Stephany R. Shanley

STATE OF Minnesota
COUNTY OF Isanti

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lucas P. Shanley and Stephany R. Shanley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2024.

My commission expires: 01/31/25

Notary Public

TARA LYNN SMYSER
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Certificate of Authenticity

I, Amanda Maynor, 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 **July 30, 2024**.

Date

Amanda Maynor

Affiant Signature

August 1, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of August, 2024.

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON