Karen Johnson Davidson County
Batch# 1166835 DEEDWARR
08/06/2024 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20240806-0059690

WARRANTY DEED

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Brian Jones
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 6/13/24

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/25/26

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A
Pleasant View, TN 37146
File # 2024-11551-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Harry Shields	Same	075-11-0-039
616 Baton Rouge Court	2209 Old Hickory Blvd	
Nashville, TN 37076	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Pamela Dillon

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harry Shields

HEREINAFTER CALLED THE GRANTEE(S), 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. 457 on the Plan of Highlands of Tulip Grove, of record in Book 4675, Page 93, Register's Office for said County.

Said Lot No. 457 fronts 35.75 feet on the West side of Baton Rouge Court and runs back 190.70 feet on the North line and 145.33 feet on the South line to a broken rear line which measures a total of 190.94 feet.

Being the same property conveyed to Charles B. Petty and wife, Lillian D. Petty, by Warranty Deed from Ralvin Homes, a partnership composed or Ralph D. Stevens and Melvin L. Jones, dated July 01, 1975, and recorded July 02, 1975, in Book 4928, Page 701, Register's Office, Davidson County, Tennessee. The said Lillian D. Petty died March 9, 2017 leaving Charles B. Petty and the surviving tenancy. Charles B. Petty having died January 24, 2002, real property vested in Pamela D. Petty under the terms of the Last Will and Testament same having been probated in the 20th Judicial District Circuit Court for Davidson County, Tennessee (File No: 17P585). TennCare release obtained 6/11/24 a copy of which can be found in the said Court Probate File.

This is property known as 616 Baton Rouge Court Nashville, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 on 6/13/24.

Pamela Dillon

Pamela Dillon

STATE OF Tennessee

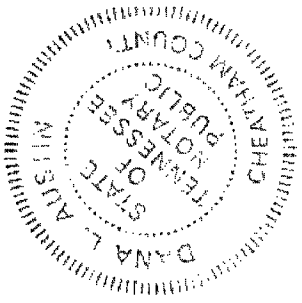
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Pamela Dillon, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 6/13/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26



Tennessee Certification of Electronic Document

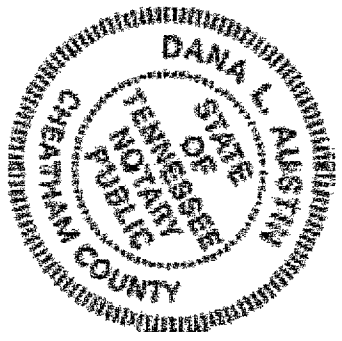
I, Elizabeth Levsen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 13, 2024.

Elizabeth Levsen

Date: June 13, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this June 13, 2024.



Notary Public
My Commission Expires: 7/25/26