Karen Johnson Davidson County
Batch# 1179486 DEEDWARR
09/10/2024 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240910-0069576

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 Williamson

Actual consideration or value, whichever is greater is $575,000.00.

Daniel Thompson
Affiant

Subscribed and sworn before me this the 9th day of September, 2024.

Patricia L Hurtt
Notary Public
My commission expires:

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Rubel Shelly 101 Hearthstone Manor Cir Brentwood, TN 37027	NEW OWNER	160-15-0A 001.00

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, TIMOTHY JOHN WALSH, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS RUBEL SHELLY, UNMARRIED, 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, State of Tennessee, being Unit No. 9, Phase No. 1, on the Plan of Hearthstone Manor, as of record in Plat Book 6250, Page 398, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy John Walsh, married, by Warranty Deed dated 04/25/2024, from Nancy G. Rutherford, an unmarried woman, of record in Instrument No. 20240506-0033122, Register's Office for said County.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 101 Hearthstone Manor Cir, Brentwood, TN 37027.

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 4th day of September, 2024.

Timothy John Walsh

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy John Walsh, 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 4th day of September, 2024.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 9/9/24 (date of document).

Michelle W Kendig
Affiant Signature

9/9/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9TH day of September, 2024.

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

