Karen Johnson Davidson County
Batch# 1181400 DEEDWARR
09/13/2024 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20240913-0070842

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-469

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3 day of September, 2024

Notary Public

Commission Expires: _____

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah Marshall 647 Cheryl Avenue Nashville, TN 37115	**Same as New Owner**	052 02 0 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lisa Shadrick f/k/a Lisa A. Mahjoubian, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah Marshall, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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, State of Tennessee, described as follows:

Being Lot No. 41 and the easterly 10 feet of Lot No. 42, Block "C" on the Plat of the Revised Map of Rainbow Terrace Subdivision as of record in Plat Book 1130, page 85, Register's Office for said County.

Said Lot No. 41 and part of Lot No. 42 front together 60 feet on the northerly margin of Cheryl Avenue and extends back between parallel lines 145 feet to a dead line in the rear.

BEING the same property conveyed by Warranty Deed from Property Help, LLC, a

Tennessee Limited Liability Company to Lisa A. Mahjoubian, an unmarried woman, recorded April 27, 2017, as Instrument No. 20170427-0041283 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $122,000.00.

THIS PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR'S SPOUSE.

Commonly Known As: 647 Cheryl Avenue, Nashville, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 647 Cheryl Avenue, Nashville, TN 37115

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 and assigns forever; and we so covenant with the said GRANTEES that 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 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 GRANTEES, 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.

Dated this the 3rd day of September, 2024.

Lisa Shadrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2024, before me personally appeared Lisa Shadrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of September, 2024.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 9-3-24.

Kimberly Hollingshead, Esq.

9-3-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of September, 2024.

Notary Signature

My Commission Expires: _____

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026