BOX 10-A

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

39-B
File #24-1247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charlie Shannon and Brittany Shannon, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Christopher Thomas and Lauren Edwards Thomas, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Brookside Courts Addition No. 2 of record in Plat Book 1835, Page 47, 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 Charlie Shannon and Brittany Shannon, husband and wife by Warranty Deed from Terri L. Ramsey, married of record in Instrument No. 20220203-0012783 Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on February 03, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5607 Kendall Drive, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson
Batch # 1187592
09/30/2024 09:15:36 AM
Fees: $13.00 Taxes: $2,571.50

Davidson County
DEEDWARR
2 pgs

20240930-0075348

NEW OWNER:
Robert Christopher Thomas
Lauren Edwards Thomas
5607 Kendall Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
103-06-0-122.00

WITNESS THE EXECUTION HEREOF this 26th day of September, 2024.

Brittany Shannon

State of Tennessee)
County of Davidson)

On this 26th day of September, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brittany Shannon, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WITNESS THE EXECUTION HEREOF this 24th day of September, 2024.

Charlie Shannon

State of Tennessee)
County of Davidson)

On this 24th day of September, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charlie Shannon, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 695,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of September, 2024.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires 10/4/27