THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240848623**	STATE OF TENNESSEE BS) COUNTY OF ~~DAVIDSON~~ Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2024. Notary Public My Commission Expires: 3/15/2025

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1189774 DEEDWARR
10/04/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20241004-0077034

WARRANTY DEED

Address New Owner: Samuel Patrick Waldron, and Steven Wayne Waldron and Patricia Lynch Waldron 5121 Hilson Rd Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 07 0 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shane Shown, unmarried, and Stephanie Rose Howd, unmarried,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Samuel Patrick Waldron, unmarried, and Steven Wayne Waldron and wife, Patricia Lynch Waldron, as joint tenants with right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of MCMURRAY WOODS, SECTION TWO, of record in Plat Book 3300, Page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shane Shown and Stephanie Rose Howd, husband and wife, by Warranty Deed from Josh E. Burns, a single man and Edward R. Burns and Amanda Burns, husband and wife, of record in Instrument No. 20200626-0069467, in the Register's Office of Davidson County, Tennessee, dated June 15, 2020, and recorded on June 26, 2020.

Shane Shown and Stephanie Rose Howd previously incorrectly vested as husband and wife. Correct vesting was Shane Shown, unmarried, and Stephanie Rose Howd, unmarried.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCMURRAY WOODS, SECTION TWO, as recorded in Plat Book 3300, Page(s) 17.

Easement for Driveway and Retaining Wall, recorded in Instrument No. 20150421-0035278.

This is improved property located at 5121 Hilson Rd Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2024.

Shane Shown

Stephanie Rose Howd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shane Shown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Rose Howd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/1/24 (date of document).

Lynn F. Vaught
Affiant Signature

10/3/24
Date

State of Tennessee

County of Rutherford

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

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Bridgette N. Slover
Notary Signature

My Commission Expires: 03/15/2025