Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES: 3/18/29
(AFFIX SEAL)

CHRISTOPHER DRAYTON NOTARY PUBLIC COMMISSION EXPIRES 03/18/2029 STATE OF SOUTH CAROLINA

Karen Johnson
Batch # 1190715
10/07/2024 09:46:52 AM
Fees: $13.00 Taxes: $5,735.00

Davidson County
DEEDWARR
2 pgs

20241007-0077648

**THIS INSTRUMENT WAS PREPARED BY**
ntgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Walker Shell and Joy Michelle Shackelford | New Owner | |
| (NAME) | (NAME) | |
| 1618A Stokes Lane | | 117-08-3C-002.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **TYLER WATSON AND CATHERINE WATSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WALKER SHELL AND JOY MICHELLE SHACKELFORD,*** 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: Husband and Wife

**Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 1618 Stokes Lane, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220711-0079337 amended in 20220815-0092173, 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 part of the same property conveyed to Tyler Watson and Catherine Watson by Warranty Deed from Michael Hull dated May 26, 2022 and recorded May 31, 2022 in Instrument No. 20220531-0062286, Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1618A Stokes Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 30 day of September, 2024

TYLER WATSON

CATHERINE WATSON

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyler Watson and Catherine Watson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of September, 2024.

Commission expires: 3/18/29

Notary Public

CHRISTOPHER DRAYTON NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 03/18/2029