THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

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

Karen Johnson
Batch # 1191238
10/09/2024 09:29:11 AM
Fees: $13.00 Taxes: $2,645.50

Davidson County
DEEDWARR
2 pgs

20241009-0078354

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Carolyn Clayton Shipley and Michael Burgess Shipley 4835 Briarwood Drive Nashville, TN 37211	New owner	146-08-0-043

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jonathan L. Smith**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Carolyn Clayton Shipley and Michael Burgess Shipley, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 577** on the Plan of **Section XIV, Caldwell Hall**, as of record in Book 3300, Page 77, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Eddie C. Stover, Jr., by Quitclaim Deed from Paulette L. Clayton Stover, of record in Instrument No. 20150407-0030414, dated April 1, 2015 and recorded April 7, 2015, Register's Office for Davidson County, Tennessee; being further conveyed to Jonathan L. Smith, by Warranty Deed from Eddie C. Stover, Jr., of record on May 1, 2024 and recorded on May 1, 2024, in Instrument No. 20240501-0031824, Register's Office for Davidson County, Tennessee.

This is property commonly known as 4835 Briarwood Drive, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 7th **day of October, 2024**:

Jonathan L. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 7 day of **October, 2024**.

Notary Public

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$715,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 7th DAY OF **October, 2024:**

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027