WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000 00

Tammy L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2024

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES 6/22/26
(AFFIX SEAL)

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Harrison Shinn and Jennifer Shinn	Movement Mortgage	098-01-0-114 00
(NAME) 5716 Saint Charles Ct	(NAME) 8024 Calvin Hall Rd	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Julia Anne Dolf, an unmarried woman and Dustin Steven Dolf, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Harrison Shinn and Jennifer Shinn, husband and wife**, 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, Tennessee, being Lot No 5 on the plan of final plat, St Charles Place, of record in Plat Book 5200, Page 692, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Julia Anne Dolf and Dustin Steven Dolf, wife and husband from Jerry McCool and wife, Nancy McCool by Warranty Deed dated June 13, 2022 and recorded on June 21, 2022 in Instrument No 20220621-0070065, Register's Office of Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

This is improved property, known as 5716 Saint Charles Ct , Hermitage, TN 37076

Karen Johnson Davidson County
Batch # 1221923 DEEDWARR
12/31/2024 10 25 13 AM 2 pgs
Fees $13 00 Taxes $1,961 00
20241231-0101422

unimproved ☐

This is improved ☒ property, known as 5716 Saint Charles Ct , Hermitage, TN 37076

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 our hands this 30 day of December, 2024.

Julia Anne Dolf

Dustin Steven Dolf

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Julia Anne Dolf and Dustin Steven Dolf the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30 day of December, 2024

Notary Public

My Commission Expires 6-21-25

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY