WARRANTY DEED

Karen Johnson Davidson County
Batch# 1226827 DEEDWARR
01/16/2025 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250116-0003607

Y-BMR-24-4951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Shook and Caroline Shook	**New Owner**	
(NAME)	(NAME)	
4951 Whites Creek Pike		**030-00-0-236.00**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE ANN MCNEIL YARBRO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN SHOOK AND CAROLINE SHOOK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in the first councilmanic district of Davidson County, Tennessee, being described according to a survey of Bruce Rainey & Associates, dated January 31, 1996 as follows:

BEGINNING at the northerly margin of Whites Creek Pike at the southwest corner of the property conveyed to William T. Hill, et ux, of record in Book 5916, page 578; thence, with the northerly margin of Whites Creek Pike north 57 degrees 24 minutes 33 seconds west 52.24 feet; thence, north 15 degrees 03 minutes 34 seconds east 131.70 feet to an iron pin; thence, north 58 degrees 35 minutes 56 seconds east 140.41 feet to an iron pin; Thence North 61 degrees 21 minutes 04 seconds east 186.39 feet to an iron pin; thence North 49 degrees 24 minutes 10 seconds East 200.00 to an iron pin; thence North 30 degrees 44 minutes 15 seconds east 501.78 feet to an iron pin; thence, south 30 degrees 35 minutes 49 seconds east 70.64 feet to an iron pin; thence, south 36 degrees 19 minutes 36 seconds east 166.28 feet to an iron pin; thence, south 48 degrees 49 minutes 27 seconds east 164.92 feet to an iron pin; thence, south 49 degrees 51 minutes 36 seconds west 478.26 feet to an iron pin being the northwest corner of the aforesaid Hill property; thence, with Hill's westerly margin for the next two calls; south 66 degrees 36 minutes 47 seconds west 320.23 feet to an iron pin and south 16 degrees 22 minutes 59 seconds west 146.45 feet: thence, in a northwesterly direction along the road to the point of beginning. Containing 5.01 acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT HEREBY EXCLUDED is any portion of the property known as Duke Cemetery assigned Parcel ID: 030-00-0-238.00.

Being the same property conveyed to Edward Dale Yarbro by Warranty Deed from Gary L. Adams, et ux, Mary E. Adams of record in Book 10068, Page 464, in the Register's Office for Davidson County, Tennessee, dated May 31, 1996 and recorded on May 31, 1996. Re-recorded in Book 10125, Page 574, in the Register's Office for Davidson County, Tennessee.

The said Edward Dale Yarbro having since died testate on about April 05, 2023. See his Last Will and Testament, admitted to probate in Docket Number 23P-1981 devising property to Joyce Ann McNeil Yarbro and also of record in Instrument No. 20240607-0042859.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 82, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4951 Whites Creek Pike, Whites Creek, Tennessee 37189**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF JANUARY, 2025.

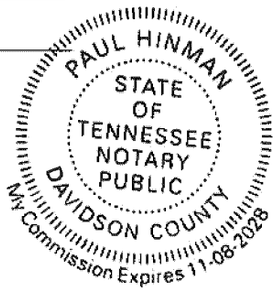
Joyce Ann McNeil Yarbro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE ANN MCNEIL YARBRO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Adde Dilworth, do hereby make oath that I am a licensed attorney and/or 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 **January 15, 2025**.
Date

Affiant Signature

1/15/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **15th** day of **January**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026