THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249996**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $30,000 00 Affiant Subscribed and sworn to before me, this 12th day of February, 2025 Notary Public My Commission Expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2028

Karen Johnson
Batch # 1237680
02/14/2025 09 50 20 AM
Fees $13 00 Taxes $111 00

Davidson County
DEEDWARR
2 pgs

20250214-0011259

WARRANTY DEED

Address New Owner Joe Shane 895 Elm Hill Pk Nashville, TN 37210	Send Tax Bills To. New Owner	Tax Information Tax Parcel ID No 145-07-0-063 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, **Robert Walsh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe Shane**, ("Grantee"), his successors, 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(s) 24, as shown on the map entitled Revised Plan of Inns Of Granny White, of record in Plat Book 6250, page 460 and revised in Plat Book 6900, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT WALSH, A SINGLE PERSON, by deed from GARY A. GLOVER AND WIFE, ROBIN H GLOVER, of record in Instrument No 20190717-0070103, dated July 16, 2019, said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 145-07-0-063.00

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6566, page 473, and amended in Book 8595, page 423 and Instrument No 20060308-0027157, said Register's Office

By-Laws of record in Instrument No. 20140403-0027853, said Register's Office.

This is improved property located at 941 Travelers Court Nashville TN 37220

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 12th day of February, 2025

Robert Walsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Walsh, 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 12th day of February, 2025

Notary Public

My Commission Expires: _____

