When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064 File #1-23787-RD

Name and Address of New Owner:
MaryAnn McLaughlin and William McLaughlin and Keely McLaughlin
1012 Delmas Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1238762 DEEDWARR
02/20/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250220-0012170

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-09-0-242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Felicia Shinault, a single woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MaryAnn McLaughlin and William McLaughlin, wife and husband, an undivided 25% right, title and interest, and Keely McLaughlin, an unmarried woman, an undivided 75% right, title and interest, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 39, on the Plan of East Hill Addition as of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Said Westerly 50 feet of lot 39 fronts, 50 feet on the southerly side of Delmas Avenue and runs back between parallel lines 191 feet to the south line of the above mentioned plan.

Being the same property conveyed to Robert T. Shinault and wife Felicia Shinault, a married couple, by Quitclaim Deed dated August 19, 201 from Robert T. Shinault, recorded August 26, 2013 in Instrument No. 20130826-0089603 in the Register's Office.

Robert T. Shinault having since died September 8, 2024, leaving Felicia Shinault as tenant in the entirety. Affidavit of Heirship of record in Instrument No. 20240919-0072741.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of February, 2025.

Felicia Shinault (SEAL)
Felicia Shinault

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2025, before me personally appeared Felicia Shinault, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of February, 2025.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 18th day of February, 2025.

Notary Public
My commission expires: 1/4/2027
File No. 2025-7583-RS

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/18/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/18/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of February 2025.

Bia Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

