RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1240191
02/24/2025 10 41 00 AM
Fees $13 00 Taxes $1,147 00

Davidson County
DEEDWARR
2 pgs

20250224-0013371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp April 27, 2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dylan Shadrick	Same as New Owner	
(NAME) 2208 Dearborn Drive	(NAME)	133-04-0A-019 00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PATRICIA KUSSMAN, EXECUTOR OF THE ESTATE OF FLOYD E. MAYES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYLAN SHADRICK, A SINGLE MAN,** 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. 19, on the plan of Twin Oaks Subdivision, Section 2, Phase 2, of record in Instrument No. 20021206-0150674, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Floyd E. Mayes, by Warranty Deed from Gianikias Contractors, Inc., a corporation dated August 31, 2006 and recorded September 5, 2006 in Instrument No. 20060905-l0109302, Register's Office of Davidson County, Tennessee.

Floyd E. Mayes died on or about February 17, 2024. Pursuant to his Last Will and Testament, which was admitted to Probate in the Probate Court of Davidson County, Tennessee (24P514) the Executrix was granted power of sale of Real Estate as a part of the Probate Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 609 Twin Oaks Court, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

JW2024-1462

Witness my hand this 13th day of February, 2025

ESTATE OF FLOYD E MAYES

BY _____

PATRICIA KUSSMAN, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Patricia Kussman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Floyd E Mayes and executed the within instrument as such Executrix

Witness my hand and official seal this 13th day of February, 2025

Commission expires

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

_____

Notary Public

JW2024-1462