Warranty Deed

Karen Johnson Batch # 1242772 03/04/2025 09 45 42 AM Fees $13 00 Taxes $7,396 30 20250304-0015994 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,999,000 00 Affiant Subscribed and sworn to before me, this the 27th day of February, 2025 Notary Public My commission expires 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 204 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100		Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: E-BMR-25-2006
Address of New Owner(s) as follows Kim St Onge Farner and Stephen Farner	Send Tax Bills To FIRST NATIONAL BANK OF PENNSYLVANIA	Map/Parcel Numbers 104-11-0-251 00
2006 26th Avenue S	4140 E. STATE ST	
Nashville, TN 37212	HERMITAGE, PA 16148	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIM SHAW, UNMARRIED, AND CHRIS REDHAGE, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIM ST. ONGE FARNER AND STEPHEN FARNER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly 65 feet of Lots Nos. 61 and 62 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Book 421, page 7, Register's office for said County.

Said Property fronts 65 feet on the Easterly margin of 26th Avenue South, and extends back between parallel lines 120 feet with the Northerly margin of an alley to a dead line.

Being the same property conveyed to Tim Shaw and Chris Redhage, as tenants in common without right of survivorship by Warranty Deed from Jon Peterson and spouse, Jordan Lee of record in Instrument No. 20210914-0123388 Register's Office for Davidson County, Tennessee, dated September 09, 2021 and recorded on September 14, 2021. Tim Shaw being one and the same as Timothy B. Shaw. Power of Attorney appointing Anthony John Shaw as attorney in fact, of record in Instrument No. 20170327-0029780, Register's office for said County.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A 26-2-301 or other similar statute therein*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2006 26th Avenue S, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of February, 2025.

Tim Shaw by Anthony John Shaw
Attorney-in-Fact

Tim Shaw by Anthony John Shaw, Attorney-In-Fact

Chris Redhage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony John Shaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tim Shaw, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Tim Shaw.

Witness my hand and seal this 27th day of February, 2025.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 26th day of February, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026