WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1245773
03/11/2025 10 59 36 AM
Fees $13 00 Taxes $3,977 50

Davidson County
DEEDWARR
2 pgs

20250311-0018282

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 M. Solomon and Kristine L. Solomon	NEW OWNER	
(NAME)	(NAME)	**131-04-0-221 00**
1142 Duncanwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **MARY BRENDA SHACKLEFORD, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN M. SOLOMON AND KRISTINE L. SOLOMON,** 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 Davidson County, Tennessee, being Lot No 1 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Mary Brenda Shackleford, a single woman by Quitclaim Deed from James R Shackleford, IV, a single man and Brenda Shackleford Pruitt, a single woman of record in Instrument No 20210426-0054935 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 26, 2021

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 1424, Page 139 and 421, Page 161, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1786, Page 178, in the Register's Office for Davidson County, Tennessee
- Restrictive Covenants for an accessory apartment issued by Metropolitan Government Department of Codes of record in Book 11239, Page 555, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 3920, Page 824, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer Easement of record in Book 3372, Page 188 and Book 3344, Page 274, in the 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 **1142 Duncanwood Drive, Nashville, Tennessee 37204**

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 ____ DAY OF MARCH, 2025

Mary Brenda Shackleford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY BRENDA SHACKLEFORD, 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 10th of March, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212