RECORD AND RETURN TO.
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No LTL-28299-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1258379 DEEDWARR
04/14/2025 09 32 13 AM 2 pgs
Fees $13 00 Taxes $2,312 50

20250414-0027797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2025

NOTARY PUBLIC

My commission expires 12/22/26

LEIGH SPIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission expires December 22, 2026

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Barry Shovlin, III and Hayley Shovlin 716 Warmstone Court Nashville, TN 37209	Same address as new owner	114-07-0B-051-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($625,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBIN KELEHER, AN UNMARRIED PERSON** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BARRY SHOVLIN, III AND HAYLEY SHOVLIN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 20 on the Plan of Section Two, Westchase of record in Instrument No 20030507-0061365, 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 to Robert L Keleher and Marie A Keleher, husband and wife from Kenneth W Conley, unmarried, by Warranty Deed dated 04/22/2016 and recorded 04/26/2016 in Instrument No 20160426-0040632, Register's Office of said County Also being the same property title to which vested in Robert L Keleher upon the death of his wife, Marie A Keleher, by reason of their tenancy by the entirety Also being the same property title to which vested in Robin Keleher as the sole heir-at-law of Robert L Keleher see Affidavit of Heirship in Instrument No. 20241009-0078521 and Probate Case No. 19P2260

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 716 Warmstone Court, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of March, 2025

GRANTOR(S)

Robin Keleher

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Robin Keleher, 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.

WITNESS my hand and seal, this the 31st day of March 2025

Notary Public

Jennifer Gentry

Printed Notary Name

My commission expires. 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES NOVEMBER 27, 2027