STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1267737 DEEDWARR
05/02/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250502-0034227

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 9/14/28
File No. G25-23123

LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicole Shea (NAME)	JP Morgan Chase Bank N.A. (NAME)	33-11-30
209 Edgebrook Road (STREET ADDRESS)	1111 Polaris Parkway (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Columbus, OH 43240-2050 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Celia Herron and Jonathan Herron, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Shea, an unmarried woman**, 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. 11, on the plan of Blair Manor, of record in Book 3300, Page 32, Register's Office of Davidson County, Tennessee. Said Lot No. 11 fronts 157 feet on the southwesterly side of Edgebrook Road, and extends back 257.22 feet on the southeasterly line and 303 feet on the northwesterly line to a dead line measuring 145.12 feet thereon.

Being the same property conveyed to Celia Herron and Jonathan Herron, wife and husband by Deed dated April 28, 2023 from Laslie B. Leverett, a single man, recorded May 2, 2023, in Instrument Number 20230502-0032481, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 209 Edgebrook Road, Goodlettsville, TN 37072.

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. Whenever 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 1st day of May, 2025.

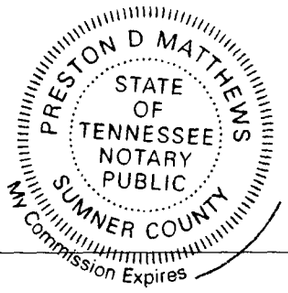
Celia Herron

Jonathan Herron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2025, before me personally appeared Celia Herron and Jonathan Herron, 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 1st day of May, 2025.



Notary Signature
My commission expires: 6/7/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/1/25 (date of document).

Affiant Signature

5/1/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 1st day of May, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY