Karen Johnson Davidson County
Batch# 1273522 DEEDWARR
05/15/2025 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20250515-0038261

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 3-30-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Shane Michael Schock and Alexandra Leeann Ezell Schock	Pinnacle Bank	084-11-0-252.00
(NAME) 2228-B Weona Drive	(NAME) 21 Platform Way S. Ste. 2300	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250630

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, I/we, **Carlie F. Sessum fka Carlie F. Gianotti, a married woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Shane Michael Schock and Alexandra Leeann Ezell Schock, husband and wife,** 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:

Certain real property situate in the 3rd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 74 on the Plan of Maplecrest which appears of record in Book 1835, pages 27-28, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Carlie F. Gianotti, unmarried, by Warranty Deed from Lai Olstad, LLC, a Tennessee limited liability company, dated 12/31/2020 and filed of record in Inst. No. 20210105-0001419, Register's Office for Davidson County, Tennessee.

Carlie F. Gianotti and Carlie F. Sessum are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 2228-B Weona Drive, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of May, 2025

Carlie F. Sessum

Carlie F. Sessum

Richard Sessum, Jr.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carlie F. Sessum and Richard Sessum, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of May, 2025.

Notary Public
My Commission Expires: 4/26/25

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby 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 certified true and exact copy of the original document executed and authenticated according to law on 5/14/2025.

Affiant Signature

5/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY