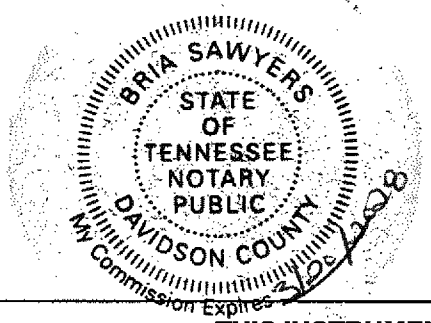
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th June 2025

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 3/20/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelsey McCoy	New owner	075-04-0-054.00
(NAME)	(NAME)	
4534 Baton Rouge Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1290354 DEEDWARR
06/26/2025 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20250626-0050227

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 considerations, the receipt of which is hereby acknowledged, I/we Jennifer Ann Doyle, sole heir at law and Administrator of the Estate of Steven L Shores, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kelsey McCoy, hereinafter called the GRANTEE(S), his/her/their 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. 288, on the Plan of Tulip Grove Section Five of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Steven L. Shores and wife, Debbie D. Shores by Warranty Deed from Kenneth H. Ballinger and wife, Francy K. Ballinger, dated 02/28/1992, of record in Book 8567, Page 561, Register's Office for Davidson County, Tennessee.

The said Debbie D. Shores died on 06/30/2022, leaving the said Steven L. Shores the sole surviving tenant by the entirety.

The said Steven L. Shores died intestate on 05/20/2024, leaving the said Jennifer A. Doyle, as Administrator of the Estate of Steven L. Shores, deceased, as evidenced in File No. 24P1371, Probate Court Clerk's Office for Davidson County, Tennessee.

This property is not nor has ever been the primary residence of the grantor.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☑ 4534 Baton Rouge Drive, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25th day of June 2025

Jennifer Ann Doyle, sole heir at law and Administrator of the Estate of Steven L Shores

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Ann Doyle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of June 2025

Notary Public: Tracey Trumpower
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24369-DS

I, Kirsten Virden, 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 true and exact copy of the original document executed and authenticated according to law on 6-25-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-25-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

