| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P25-8684-WE | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 502,500.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 2025<br>Notary Public<br>MY COMMISSION EXPIRES: 11.08.2027<br>(AFFIX SEAL) |

Karen Johnson Davidson County
Batch # 1295688 DEEDWARR
07/10/2025 09:54:25 AM 2 pgs
Fees: $13.00 Taxes: $1,859.25
20250710-0054263

STATE OF TENNESSEE NOTARY PUBLIC JAMES A. WAECHTER DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Randall Shaw** | Randall Shaw | |
| P O Box 8081 | P O Box 8081 | 093-09-0A-036.00-CO |
| Columbia, TN 37401 | Columbia, TN 37401 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, **Linda Payne, a single person, and Tom Brooks Harris, III, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall Shaw, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 712, of The Rhythm at Music Row, a Condominium established by Master Deed, of record at Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") by amendment at Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No.20110324-0022950 and Instrument No. 20110906-0068936 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed as amended.

Being the same property conveyed to Linda Payne and Tom Brooks Harris, III as Tenants in Common without the right of Survivorship by Special Warranty Deed from Cadence Bank, N.A., of record in Instrument No. 20120302-0018601 Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on March 02, 2012 and Correction of Special Warranty deed recorded on June 06, 2012 in Instrument No. 20120606-0049505. Thi sproperty is not now and has never been marital residence of Tom Brooks Harris, III and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1510 Demonbreun Street #712, Nashville, TN 37203**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 9th day of July, 2025.

Linda Payne

Tom Brooks Harris, III

STATE OF Tennesse
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Payne and Tom Brooks Harris, III,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of July, 2125.

My Commission expires: Nov 8, 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON