This Instrument Prepared by ~~and Return to~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GORE-25-2305

Karen Johnson
Batch # 1298509
07/17/2025 02 56 54 PM
Fees $13 00 Taxes $2,035 00

Davidson County
DEEDWARR
2 pgs

20250717-0056568

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $550,000 00

Affiant

Subscribed and sworn before me this the 15th day of July, 2025

Notary Public
My commission expires 11-3-25

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Kyle Lucas Harold Sturrock Taylor Rene Smith 2305 Selma Ave Nashville, TN 37214	SAME AS NEW OWNER	084-15-0 020 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE SHANAHAN AND TIMOTHY M. SHANAHAN, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KYLE LUCAS HAROLD STURROCK AND TAYLOR RENE SMITH, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 82 on the Plan of Section II, Castlewood Estates of record in Plat Book 2331, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete description theproperty

Said Lot No 82 fronts 98 feet on the Southerly side of Selma Avenue and runs back 216 feet or the Westerly line and 231 feet on the Easterly line to a deed line, measuring 99 feet thereon

Being the same property conveyed to Timothy M Shanahan and Stephanie Shanahan, husband and wife, by deed dated 11/30/2020, from Mary Melissa Taddeo and husband, Peter Taddeo, of record in Instrument No 20201208-0142962, Register's Office for said County

(Value or consideration shown in aforementioned deed $350,000 00)

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2305 Selma Ave, Nashville, TN 37214

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 15th day of July, 2025

Stephanie Shanahan

Timothy M Shanahan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **STEPHANIE SHANAHAN AND TIMOTHY M. SHANAHAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 15th day of July, 2025

My commission expires

9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY