WARRANTY DEED

Karen Johnson
Batch # 1316897
09/02/2025 10 39 42 AM
Fees $18 00 Taxes $2,504 90

Davidson County
DEEDWARR
3 pgs

20250902-0069885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28
(AFFIX SEAL)

DANA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-PP-25-1715

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
John Henry Wayland, IV and Kylie Magner	NexBank	081 08 0N 002 00
(NAME)	(NAME)	
1715 A 5th Avenue	2515 McKinney Ave., 1700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Amy L. Shanahan, unmarried and Bryan Thomas Lawrence, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Henry Wayland, IV, an unmarried man and Kylie Magner, an unmarried woman, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Unit No 1715-B of 1715 5TH AVENUE NORTH TOWNHOMES, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed of 1715 5TH AVENUE NORTH TOWNHOMES of record in Instrument No 20070727-0089506, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed

Being the same property conveyed to Amy L Shanahan and Bryan Thomas Lawrence, wife and husband, by Warranty Deed from Bryan C Motycka, an unmarried man, of record in Instrument No 20171130-0122274, in the Register's Office of Davidson County, Tennessee, dated November 20, 2017 and recorded on November 30, 2017

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 1715 A 5th Avenue, Nashville, TN 37208
(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 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 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 29th day of August, 2025

Amy L Shanahan
Amy L. Shanahan

Bryan Thomas Lawrence
Bryan Thomas Lawrence

STATE OF Florida

COUNTY OF Broward

On this 29th day of August, 2025, before me personally appeared Amy L. Shanahan, 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 (or person's) free act and deed The foregoing instrument was acknowledged before me by means of __ physical presence or ✓ online notarization who is/are personally known to me or who has/have produced TN DL as identification

Notary Public Karhonda White
My Commission Expires 06/03/2028

Notarized online using audio-video communication

Karhonda White
Electronic Notary Public
State of Florida
Commission #: HH511764
Commission Expires: 06/03/2028

STATE OF Florida

COUNTY OF Broward

On this 29th day of August, 2025, before me personally appeared Bryan Thomas Lawrence, 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 (or person's) free act and deed The foregoing instrument was acknowledged before me by means of __ physical presence or ✓ online notarization who is/are personally known to me or who has/have produced TN DL as identification

Notary Public Karhonda White
My Commission Expires 06/03/2028

Notarized online using audio-video communication

Karhonda White
Electronic Notary Public
State of Florida
Commission #: HH511764
Commission Expires: 06/03/2028

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 8/29/25.

Date

Affiant Signature

8/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of August, 2025.

Notary's Signature

My Commission Expires: 05/08/28
Date

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary's Seal (if on paper)