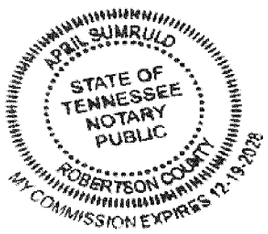
Karen Johnson Davidson County
Batch# 1323389 DEEDWARRSP
09/17/2025 11:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,013.80
20250917-0074233

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $274,000.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Boone and Marilyn Costner Boone	New Owner(s)	073-09-0-175.00
2930 Pahokee Trce		
Birmingham, AL 35243		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BRENDON SHIRLEY AND CHRISTINA SHIRLEY, HUSBAND AND WIFE, AND JOHN BOONE, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN BOONE AND MARILYN COSTNER BOONE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 69 on the Plan of Section I, Henderson Gardens of record in Plat Book 2900, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brendon Shirley, married John Boone, married by Warranty Deed from Ronal Lee Medley, unmarried of record in Instrument No. 20150730-0075118 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 30, 2015.

Being the same property conveyed to Whitaker SNB, LLC, a Wyoming Limited Liability Company by Warranty Deed from Brendon Shirley, married of record in Instrument No. 20220216-0018016 Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on February 16, 2022.

Being the same property conveyed to Brendon Shirley and Christina Shirley, husband and wife, as to a 50% interest by Quit Claim Deed from Whitaker SNB, LLC, a Wyoming Limited Liability Company of record in Instrument No. 20240910-0069859 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 10, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1803 Guest Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2025.

Brendon Shirley

Christina Shirley

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brendon Shirley and Christina Shirley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of September, 2025.

Notary Public

My Commission Expires: 10/13/2025

ANNA PADUANI VALENCIA
Notary Public - State of Florida
Commission # HH 148553
My Comm. Expires Oct 13, 2025
Bonded through National Notary Assn.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2025.

John Boone

John Boone

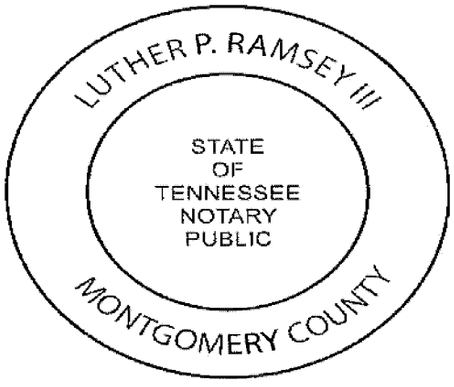
STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named John Boone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2025.

Notary Public

My Commission Expires: 09/13/2028



Online Notary Public
My Commission Expires:
Sep 13, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 16.

Affiant Signature

17th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028