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

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $452,000.00.

Samantha Tieger
Affiant

Subscribed and sworn before me this the 24 day of September, 2025.

Notary Public
My commission expires: 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Samantha Tieger	Primis Mortgage Company	091-13-0 199.00
415 W. Bend Drive	9706 Atlee Commons Drive	
Nashville, TN 37209	Ashland, VA 23005	

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, KATIE J. SHAW F/K/A KATIE FITE JOHNSON AND JOHNATHAN D SHAW, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAMANTHA TIEGER, A SINGLE WOMAN, 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. 13 of Block "A" on the plan of Crolywood Subdivision, First Section, of record in Book 1130, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katie Fite Johnson, an unmarried woman, by deed dated 04/10/2017, from Johnnie T. Finch and wife, Edna Ruth Finch, of record in Instrument No. 20170411-0035501, Register's Office for said County.

Johnathan D Shaw, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 415 W. Bend Drive, Nashville, TN 37209.

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.

Karen Johnson Davidson County
Batch# 1326777 DEEDWARR
09/25/2025 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20250925-0076532

Witness my hand this the 24 day of September, 2025.

Katie J Shaw f/k/a
Katie J. Shaw f/k/a Katie Fite Johnson

Katie Fite Johnson

Johnathan D. Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katie J. Shaw f/k/a Katie Fite Johnson and Johnathan D. Shaw, 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 24 day of September, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/24/2025. (date of document).

Affiant Signature

9/25/25

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202509250076532