PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1333596
10/14/2025 09 59 52 AM
Fees $13 00 Taxes $2,812 00

Davidson County
DEEDWARR
2 pgs

20251014-0081685

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000 00

x Katie Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of October, 2025

Notary Public

Commission Expires. 7/3/28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bobby Wells and Katie Wells 6537 Banbury Crossing Brentwood, TN 37027	New Owner	172-09-0A-056.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

The Thomas F. Shockey Trust, dated March 18, 2010

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bobby Wells and Katie Wells, a married couple

HEREINAFTER CALLED THE GRANTEES, 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 56, Section 2, Banbury Crossing, Resubdivision of Lots 56 and 57, as shown on plat of record in Instrument No. 20020930-0118550, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Thomas F. Shockey Trust, Thomas Frederick Shockey, Trustee by Quitclaim Deed from Thomas F. Shockey, an unmarried man of record in Instrument No. 20221003-0108809 Register's Office for Davidson County, Tennessee, dated September 28, 2022 and recorded on October 03, 2022

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6537 Banbury Crossing, Brentwood, TN 37027

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 so 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.

Dated this the 10th day of October, 2025.

The Thomas F. Shockey Trust, dated March 18, 2010

By: Thomas Frederick Shockey, Trustee
Thomas Frederick Shockey, Trustee

STATE OF ~~TENNESSEE~~ Maryland (SB)
COUNTY OF ~~DAVIDSON~~ Allegany

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas Frederick Shockey, Trustee of the The Thomas F. Shockey Trust, dated March 18, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2025.

Notary Signature
My commission expires: Nov. 17, 2028

SANDRA S BUCKEL
Notary Public - State of Maryland
Garrett County
My Commission Expires Nov 17, 2028