Prepared by.
Record and Return To
Rosenthal Title, Inc
Blvd , Suite 130

Karen Johnson Davidson County
Batch # 1338161 DEEDWARR
10/24/2025 10 23 45 AM 2 pgs
Fees $13 00 Taxes $3,011 80
20251024-0084698

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $814,000 00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2025.

Notary Public
My commission expires.

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Barry Shilmover **Cheryl Simmons**		**126140A07700CO**
1608 Lampwick Ct	NEW OWNER	
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Nicholas T Hines and Irina M Hines, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry Shilmover and Cheryl Simmons, both unmarried, as joint tenants with rights of survivorship
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 No. 77, Final Plat of Travis Trace Subdivision, Phase 2B, of record in Instrument No. 20191106-0114718, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nicholas T Hines and Irina M Hines, husband and wife, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated August 24, 2020, of record in Instrument No. 20200825-0095977, as corrected by that Instrument of Correction Deed in Instrument No. 20201113-0134271, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Agreement for Dedication of a Public Utilities Easement of record in Instrument No. 20150811- 0080294, Register's Office for Davidson County, Tennessee.

Stormwater detention agreement of record in Instrument Number 20070423-0047722, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument Number 20071109-0132431, corrected by Instrument Number 20071210-0142184, Register's Office for Davidson County, Tennessee.

Sanitary sewer and/or drainage easement of record in Instrument Number 20070801-0091062, and Instrument Number 20070801-0091141, Register's Office for Davidson County, Tennessee.

Public utility easement of record in Instrument Number 20071115-0133969, Register's Office for Davidson County, Tennessee.

Temporary construction easements of record in Instrument Number 20070523-0061457, Instrument Number 20070523-0061458, Instrument Number 20070523-0061459, Instrument Number 20070523-0061460, and Instrument Number 20070523-0061461, Register's Office for Davidson County, Tennessee.

Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, Instrument Number 20130614-0061075, Instrument Number 20130614-0061076, and Instrument Number 20130614-0061077, Register's Office for Davidson County, Tennessee.

Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, Register's Office for Davidson County, Tennessee.

Temporary construction easement agreement of record in Instrument Number 20130614-0061078, Instrument Number 20130614-0061082, Instrument Number 20130614-0061085, and Instrument Number 20130614-0061087, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1608 Lampwick Ct, Nashville, TN 37221.

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 in 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.

_____ Date: 10/06/2025
Nicholas T Hines

_____ Date: 10/06/2025
Irina M Hines

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nicholas T Hines and Irina M Hines, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2025.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp 12/09/2028
COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC

My Commission Expires: 12/09/2028