Karen Johnson Davidson County
Batch# 1356838 DEEDWARR
12/11/2025 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20251211-0098731

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF [redacted])

The actual consideration or value, whichever is greater, for this transfer is $690,000.00.

Affiant

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAWN D. CHASE WILLIAMSON COUNTY My Commission Expires 02-14-2026

Address New Owner As Follows:
Christopher Shinar
Robin Denise Shinar
109 Hartley Court
Nolensville, TN 37135

Send Tax Bills To:
SAME

Map-Parcel Number:
186-04-0A-106.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK M. GALLINA and AMBER M. GALLINA**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer

and convey unto **CHRISTOPHER MARK SHINAR and ROBIN DENISE SHINAR**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 150, as shown on the map entitled Final Plat Burkitt Place, Phase 1B, Section 1, Cluster Lot Subdivision, of record as Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Frank M. Gallina and Amber M. Gallina, husband and wife, by deed from Drees Premier Homes, Inc., an Ohio corporation, of record as Instrument No. 20100521-0039219, dated May 14, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

> 1. Matters shown on the Plan of record as Instrument No. 20090920-0113225, as amended Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.
>
> 2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20060306-0025388, as amended Instrument No. 20070202-0014304, and Instrument No. 20180926-0095460, Register's Office for Davidson County, Tennessee; and Assignment of Developer's Rights of record as Instrument No. 20120106-0001500, Register's Office for Davidson County, Tennessee.
>
> 3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20050908-0108101, Register's Office for Davidson County, Tennessee.
>
> 4. Storm Water Detention Agreement of record as Instrument No. 20050706-0077438, Register's Office for Davidson County, Tennessee.
>
> 5. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
>
> 6. Easement Agreement of record as Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Hartley Court, Nolensville, TN 37135.

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 Grantors covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 9th day of December, 2025.

Frank M. Gallina

Amber M. Gallina

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK M. GALLINA and AMBER M. GALLINA**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December, 2025.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Certificate of Authenticity

I, Amanda Mayner, 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

December 9, 2025.

Date

Affiant Signature

December 11, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of December, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON