Karen Johnson
Batch # 1360580
12/22/2025 01:05:31 PM
Fees: $13.00 Taxes: $1,239.50
Davidson County
DEEDWARR
2 pgs
20251222-0101516

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Mackenzie Brown<br>8309 Luree Lane<br>Nashville, TN 37076 | Mackenzie Brown<br>" " | 075 10 0 006.00 |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Powers Shollenberger, III, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Mackenzie Brown, unmarried**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 8309 Luree Lane, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in the 4th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for said County, as follows:

Said Lot No. 29 fronts 80 feet on the northwesterly side of Luree Lane and runs back between parallel lines 150 lines to an alley.

Being the same property conveyed to Robert Powers Shollenberger, III, Single Man, by Warranty Deed from Thelma Burd, Executrix for the Estate of Thelma L. Fox dated May 27, 2016, and recorded June 7, 2016, of record in Instrument No. 20160607-0057330, in the Register's Office for Davidson County, Tennessee. Rebecca Gaunce signs to convey any and all marital interest she may have in said property.

This is improved property known as 8309 Luree Lane, Nashville, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of December, 2025.

Robert Powers Shollenberger, III

Rebecca Gaunce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2025, before me personally appeared Robert Powers Shollenberger, III and Rebecca Gaunce, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

**AFFIDAVIT OF VALUE**

STATE OF )
COUNTY OF )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of December, 2025.

Notary Public
My commission expires: 01/08/29

ELIZABETH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CUMBERLAND
MY COMM. EXPIRES JULY 8, 2029