WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $789,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-28-2028

Karen Johnson Davidson County
Batch# 1367776 DEEDWARR
01/09/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,919.30
20260109-0002013

File #25-TC-0410-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lucile C. Welch	**NEW OWNER**	
(NAME)	(NAME)	**117 09 0C 010.00**
410 Charlesgate Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT A. SHEARER AND SHERRY L. SHEARER, TRUSTEES OF ROBERT A. SHEARER AND SHERRY L. SHEARER OATH TRUST DATED APRIL 10, 2025,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LUCILE C. WELCH, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of BURLINGTON of record in Plat Book 5200, Page (s) 403 through 406, inclusive, in the Register's Office of Davidson County, Tennessee, to which Plan reference in hereby made for a more complete description of the property.

Being the same property conveyed to Robert A. Shearer and wife, Sheery L. Shearer, husband and wife, by Warranty Deed from Barbara B. Lyons and Kenneth J. Lyons, husband and wife, of record in Instrument No. 20170710-0068890, in the Register's Office of Davidson County, Tennessee, dated July 07, 2017, and recorded on July 10, 2017.

Being the same property conveyed to Robert A. Shearer and Sherry L. Shearer, Trustees of the Robert A. Shearer and Sherry L. Shearer Oath Trust, dated April 10, 2025, and any amendments thereto, by Tennessee Warranty Deed from Robert A. Shearer and Sheery L. Shearer a/k/a Sherry L. Shearer, husband and wife, of record in Instrument No. 20250414-0027771, in the Register's Office of Davidson County, Tennessee, dated April 10, 2025, and recorded on April 14, 2025.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURLINGTON, as recorded in Plat Book 5200, Page(s) 403-406.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 5863, Page 796 as amended in Book 6046, Page 134 and amended to Bylaws Book 11525, Page 300.
* Easement for Sanitary Sewers and/ or Storm Drainage, recorded in Book 6929, Page 646.
* Charter for Burlington Homeowners Association, Inc, recorded as Book 6018, Page 349.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **410 Charlesgate Court, Nashville, TN 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 8th day of January, 2026.

Robert A. Shearer and Sherry L. Shearer Oath Trust dated April 10, 2025

By:_____
Robert A. Shearer, Trustee

By:_____
Sherry L. Shearer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Robert A. Shearer and Sherry L. Shearer with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the Robert A. Shearer and Sherry L. Shearer Oath Trust dated April 10, 2025, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand, at office, this 8th day of January, 2026.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of January, 2026.

Affiant Signature

Date 1/8/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027