WARRANTY DEED

Karen Johnson Davidson County
Batch# 1373152 DEEDWARR
01/23/2026 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20260123-0006056

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy, 2nd Floor, Suite 1, Murfreesboro, TN 37129

File No.: 2025-80885

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jana Petelle and Michael A. DiBiase	New owner	18200009900
(NAME) 6911b Sunderland Cir.	(NAME) 6911b Sunderland Cir.	
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Five Thousand And No/100 Dollars ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SHEARER HARRIS ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANA PETELLE AND MICHAEL A. DIBIASE, WIFE AND HUSBAND, 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 lying in Davidson County, Tennessee, and bounded on the West by Cane Ridge Road, on the North by two twenty-five foot easements to property on the Northeast and East, and bounded on the East by property belonging to Cynthia S. Greer, of record in Deed Book 11330, page 128; and on the South by property belonging to Clint Cothern of record in Instrument No. 20130603-0055842 and being further

described as follows:

BEGINNING on an existing pipe on the east margin of Cane Ridge Road at the northwest corner of Cothern and the southwest corner of the herein described tract and being approximately 3,240' North of the intersection of Old Hickory Boulevard and Cane Ridge Road; thence with the east margin of Cane Ridge Road N 13° 05' 55" W, 146.34' to an iron pin by a steel fence post approximately 30 feet east of the center of Cane Ridge Road; thence around a curve to the right a distance of 39.35' and having a radius of 25.00' to an iron pin on the east margin of a 25' Ingress/Egress easement; thence S 79° 12' 33" E, 709.96' to a steel fence post on the southern margin of a 25' Ingress/Egress easement into Greer property; thence with Greer property around a curve to the left a distance of 140.85' and having a radius of 376.70', to an iron pin on the southern margin of said easement; thence leaving the margin of said easement S 10° 09' 49" E, 251.61 feet to an iron pin near a fence line; thence generally with the mentioned fence line N 76° 54' 55" W, 969.42' to an existing pipe on the east margin of Cane Ridge Road, the point of beginning and containing 4.06 acres, more or less, according to a survey by Galyon Northcutt Surveying dated May 5, 2017.

BEING the same property conveyed to Shearer Harris Enterprises, LLC, by Warranty Deed from Shelly Anne Dawson and Bryan Dawson, dated November 30, 2020, appearing of record in Instrument No. 20201210-0144493, of the Register's Office of Davidson County, Tennessee.

SUBJECT to the following Restrictions, as shown in Book 4801, page 543, of the Register's Office of Davidson County, Tennessee:

1. No residence shall be constructed with less than 1400 square feet of living area, excluding garages and porches. Residential buildings must be constructed of 2/3 or more of brick or stone, in the alternative residential building of a decorative frame construction may be built.
2. All residential buildings must have exterior material to grade. (no foundation left exposed)
3. All residential buildings must be set back at least 150 feet from public road. All detached buildings must be in rear of the building.
4. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters. Any residential construction must be completed within 12 months from beginning date.
5. No swine or commercial poultry may be kept on property.
6. No storage of junk cars, storage of building materials of any offensive odors, or unsightly storage may be placed on tracts.

unimproved ☑
This is improved ☐ property, known as 0 Cane Ridge Rd, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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.

Witness our hands this 22nd day of January 2026

Shearer Harris Enterprises, LLC

BY: Johnetta Shearer
Johnetta Shearer, Member

BY: Joseph Harris
Joseph Harris, Member

STATE OF FLORIDA

COUNTY OF BROWARD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Johnetta Shearer and Joseph Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Shearer Harris Enterprises, LLC, the within named bargainor, a corporation, and that such president or officer as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Members.

Witness my hand and seal, this 22ND day of JANUARY, 2026.

Notary Public
Printed Name: JOYNE MORALES
My Commission Expires: 08/13/2028

JOYNE MORALES
MY COMMISSION #HH535341
EXPIRES: AUG 13, 2028
Bonded through 1st State Insurance

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **January 22, 2026**.

Date

Affiant Signature

1/23/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **23rd** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027