Karen Johnson Davidson County
Batch# 1378342 DEEDWARR
02/09/2026 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20260209-0009542

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$446,000.00** (Four Hundred Forty Six Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of January, 2026.

05-08-2029

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Delaney Barbara Lackey and Linda McIntyre, and Edward Burns Jaison 8193 Boone Trace Nashville, TN 37221	**Same as New Owner**	126-15-0B-281.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **SHELLEY BOLYARD-SHANKLE NOW KNOWN AS SHELLEY BOLYARD, A SINGLE PERSON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DELANEY BARBARA LACKEY, AN UNMARRIED WOMAN AND LINDA MCINTYRE AND EDWARD BURNS JAISON, WIFE AND HUSBAND, AS JOINT TENANTS** HEREINAFTER CALLED THE **GRANTEE(S),** 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 61, Section Four, Lexington Point Subdivision Planned Unit Development, as shown on plat of record in Instrument No. 20020116-0006343, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of property.

Being the same property conveyed to Amy Bolyard-Shankle and Shelley Bolyard-Shankle, Tenants in Common with Rights of Survivorship by Warranty Deed from Mike Butler and Kayce Butler, Husband and Wife of record in Instrument No. 20150602-0051394 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 02, 2015.

Being the same property conveyed to Shelley Bolyard-Shankle by Quit Claim Deed from Amy Bolyard-Shankle of record in Instrument No. 20190702-0064810 Register's Office for Davidson County, Tennessee, dated July 02, 2019 and recorded on July 02, 2019. Shelley Bolyard-Shankle now known as Shelley Bolyard.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **8193 BOONETRACE** **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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2026017662

WITNESS, this 24 day of January, 2026

Shelley Bolyard

STATE OF WEST VIRGINIA)
COUNTY OF Berkeley)

On this 24 day of January, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Shelley Bolyard** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24 day of January, 2026.

Notary Public

Commission Expires: 08/16/2030

OFFICIAL SEAL
STATE OF WEST VIRGINIA
NOTARY PUBLIC
JESSE TRAVIS
245 MELVILLE DR INWOOD, WV 25428
My Commission Expires 08/16/2030

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 24, 2026.

Affiant Signature

January 30, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of January, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27