THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153188** Karen Johnson Davidson County Batch # 1379117 DEEDWARR 02/11/2026 10:50:54 AM 2 pgs Fees: $13.00 Taxes: $2,257.00 20260211-0010637	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 10th day of February, 2026. Notary Public My Commission Expires SHIRA KINDREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPT 3, 2029

WARRANTY DEED

Address New Owner: James Calvin Pera and Rheannon Slover 716 Wabash Place Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155 10 0A 057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary DeWayne Shannon, Jr. and Jordan Hoffman NKA Jordan Shannon, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **James Calvin Pera and Rheannon Slover, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Final Plat, MCCRORY TRACE ESTATES of record in Plat Book 6900, Page 720, as corrected in Book 7825, page 429, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary DeWayne Shannon, Jr. and Jordan Hoffman, as tenants in common with rights of survivorship, by Warranty Deed from Kenneth L. Long and wife, Kimberly G. Long, of record in Instrument No. 20201113-0133985, in the Register's Office of Davidson County, Tennessee, dated November 12, 2020 and recorded on November 13, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Jordan Hoffman and Jordan Shannon being one and the same person.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCCRORY TRACE ESTATES, as recorded in Plat Book 6900, Page(s) 720 as corrected in Book 7825, Page 429

Declaration of Covenants, Conditions and Restrictions recorded in Book 7241, Page 597 and Amended in Book 7576, Page 846.

Charter for McCrory Trace Homeowners Association, Inc., recorded in Book 7576, Page 821.

Bylaws for McCrory Trace Estates Homeowners Association, Inc., recorded in Book 7576, Page 831 and Amended in Instrument No. 20240917-0071822.

This is improved property located at 716 Wabash Place Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2026.

Gary DeWayne Shannon, Jr.

Jordan Hoffman NKA Jordan Shannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary DeWayne Shannon, Jr. and Jordan Hoffman NKA Jordan Shannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2026.

Notary Public
My Commission Expires: _____

