WARRANTY DEED

Karen Johnson Davidson County
Batch# 1396245 DEEDWARR
03/23/2026 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260323-0022876

File No. PA-26-1326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

B. Cotter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES JANUARY 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Spencer Shackel and Sofia Shackel	Cross Country Mortgage, LLC	
(NAME)	(NAME)	
818 Patricia Drive	2160 Superior Ave.	107-05-0-191.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Cleveland OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JOHN KLEIN and FAITH KLEIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOFIA ALEJANDRA HILL SHACKEL AND SPENCER PHILIP SHACKEL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE, 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 No. 200 on the Plan of Bel-Air Subdivision, Section Two, of record in Plat Book 2900, Page 30, 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 John Klein and Faith Klein, Husband and Wife by Warranty Deed from Sun Valley Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211008-0135748 Register's Office for Davidson County, Tennessee, dated October 04, 2021 and recorded on October 08, 2021.

This is property more commonly known as 818 Patricia Drive, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 my/our hand this 20th day of March, 2026.

John Klein

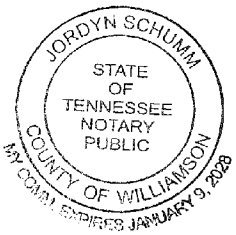
Faith Klein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2026, before me personally appeared John Klein and Faith Klein, 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 20th day of March, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, Yvette Meldrum, 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 March 20, 2026.

Signature

March 20, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 20th, 2026

Notary's Signature

My Commission Expires: 05/16/27

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY