Karen Johnson Davidson County
Batch# 1396611 DEEDQC
03/24/2026 01:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260324-0023393

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN26111442

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 006-00-0-029-00

WARRANTY DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS INDENTURE made and entered into on this 17 day of 03, 26, by and **Amanda J. Shoemaker and Tyler D. Shoemaker, wife and husband,** residing at 2024 Old Baker Road, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Tyler D. Shoemaker, a married man,** residing at 2024 Old Baker Road, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of , cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2024 Old Baker Road, Goodlettsville, TN 37072

Being the same property conveyed to Amanda J. Shoemaker and Tyler D. Shoemaker from Nancy C. Mark in a Warranty Deed dated 8/15/2023 and recorded 8/16/2023 under Instrument No. 20230816-0064024 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Amanda J. Shoemaker

Tyler D. Shoemaker

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Amanda J. Shoemaker and Tyler D. Shoemaker, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, this 17 day of March, 2026.

Notary Public

My Commission expires: 09-27-2028

ERICA A. HANSBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Expires 09-27-2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

Title/Escrow Order # **TN26111442**

EXHIBIT "A"

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Beginning at a point 127 57 feet measured South 42 degrees 15' West from a point in the center line of the main tract of the Evansville Division, formerly the Henderson Division of the railroad of the Louisville and Nashville Railroad Company at Valuation Station 467 + 40, which point is 780 feet measured Southeastwardly along said center line of main tract from mile post 185 from Louisville, Kentucky, said point also being in the Southwest line of a County Road, said point also being in the Northeast corner of Louisville and Nashville Railroad Company's section house lot, thence South 42 degrees 15' West a distance of 266 5 feet to a point in the Southeast corner of said lot, thence North 46 degrees 45' West a distance of 561 5 feet to a point in the Southwest corner of said lot, thence North 41 degrees 15' East a distance of 228 5 feet to a point in the Northwest corner of said lot, said point also being in the Southwest line of County Road, thence South 50 degrees 25' East along said Southwest line of County Road a distance of 563 feet to the point of beginning, containing 3 19 acres, more or less.

Tax ID: 006-00-0-029-00

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Amanda J. Shoemaker and Tyler D. Shoemaker, wife and husband from Nancy C. Mark, a single person by that Deed dated 8/15/2023 and recorded 8/16/2023 in Official Records Instrument No. 20230816-0064024 of the Public Records of Davidson County, TN.

TAX ID/PARCEL NUMBER(S): 006-00-0-029-00

True Copy Certification
State of Tennessee

I, Nicole Desiderio, 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 3/17/26.

Affiant Signature

3/18/26
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 18th day of March, 2026.

Notary's Signature

My Commission Expires: 10-28-2029

(seal)

Commonwealth of Pennsylvania - Notary Seal
Terri L. Walter, Notary Public
Allegheny County
My commission expires October 28, 2029
Commission number 1464158
Member, Pennsylvania Association of Notaries