THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454293**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON) The actual consideration or value, whichever is greater, for this transfer is: $427,500.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2026. Notary Public My Commission Expires: 1/31/2029
Karen Johnson Davidson County Batch# 1426585 DEEDWARR 05/29/2026 09:10:30 AM 3 pgs Fees: $18.00 Taxes: $1,581.75 20260529-0048662	

WARRANTY DEED

Address New Owner: Thomas Lynch and Shelby Lynch 616 Baton Rouge Court Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075 11 0 039.00

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, **Harry Shields, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelby Nicole Lynch and Thomas Lynch, Wife and Husband,** ("Grantees"), its 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. 457 on the Plan of HIGHLANDS OF TULIP GROVE, of record in Plat Book 4675, Page 93, Register's Office for said County.

Said Lot No. 457 fronts 35.75 feet on the West side of Baton Rouge Court and runs back 190.70 feet on the North line and 145.33 feet on the South line to a broken rear line which measures a total of 190.94 feet.

Being the same property conveyed to Harry Shields, by Warranty Deed from Pamela Dillon, of record in Instrument No. 20240806-0059690, in the Register's Office of Davidson County, Tennessee, dated June 13, 2024, and recorded on August 06, 2024.

Being the same property conveyed to Charles B. Petty and wife, Lillian D. Petty, by Warranty Deed from Ralvin Homes, a Partnership Composed of Ralph D. Stevens and Melvin L. Jones, of record in Book 4928, Page 701, in the Register's Office of Davidson County, Tennessee, dated July 01, 1975, and recorded on July 02, 1975.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLANDS OF TULIP GROVE, as recorded in Plat Book 4675, Page(s) 93.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4793, Page 157, and Book 4880, Page 375.

Easement for Driveway, recorded in Book 4926, Page 113.

This is improved property located at 616 Baton Rouge Court Hermitage TN 37076

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 28th day of May, 2026.

Harry Shields

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harry Shields, 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 28th day of May, 2026.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06.17.2028

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 May 28, 2026.

Lissa Groom
Affiant
Date: May 28, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of May, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON