Karen Johnson Davidson County
Batch# 1427254 DEEDWARR
06/02/2026 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20260602-0049556

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454305**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,060,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2026. Notary Public My Commission Expires

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

WARRANTY DEED

Address New Owner: Owen Shirk and Mary Rachel Shirk 122 40th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0 278.00

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, **Stiles Mikell Harper, III and Jenna Blair Harper, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Owen Shirk and Mary Rachel Shirk, husband and wife**, ("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 31 on the Plan of PART-WEST GROVE SUBDIVISION, as of record in Plat Book 421, Page 87, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stiles Mikell Harper III and Jenna Blair Harper, husband and wife, by Warranty Deed from Susanne Garland, an unmarried Woman, of record in Instrument No 20230626-0048338, in the Register's Office of Davidson County, Tennessee, dated June 16, 2023 and recorded on June 26, 2023.

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 PART-WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 87.

This is improved property located at 122 40th Avenue North Nashville TN 37209

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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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.

Stiles Mikell Harper, III

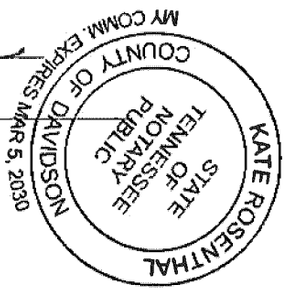
Jenna Blair Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stiles Mikell Harper, III and Jenna Blair Harper, 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: _____



Certificate of Authenticity

I, Christina Higgins, 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 5/29/2026.

Date

Affiant Signature

5/29/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029