WARRANTY DEED

Karen Johnson
Batch # 1445832
07/14/2026 10:24:22 AM
Fees: $13.00 Taxes: $851.00

Davidson County
DEEDWARR
2 pgs

20260714-0063346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite, 210, Nashville, Tennessee 37215

File No.: NAS1674-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Adly	Michael Adly	026 09 0 066.00
(NAME) 413 Moss Trail	(NAME) 413 Moss Trail	
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS) GOODLETTSVILLE, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHANCE A SHELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ADLY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 59 on the Map of Goodlettsville Heights, Section 2, as of record in Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 115 feet on the southerly side of Moss Trail Road and runs back 350 feet on the Easterly line and 248.6 feet on the westerly line to a dead line, measuring 16.41 feet thereon.

Being the same property conveyed to Chance A. Shell, by deed from Mark Shell, dated 06/10/2026 and recorded 06/16/2026, of record in Instrument Number 20260616-0054258, Register's Office for Davidson County, Tennessee. Corrective Deed of record in Instrument No. 20260714-0063345

This is:

unimproved ☐

improved ☒ property, known as 413 Moss Trail, GOODLETTSVILLE, TN 37072

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 10th day of July, 2026.

Chance A Shell

State of Tennessee
County of Davidson

On this 10th day of July, 2026, before me personally appeared Chance A Shell, 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 (or person's) free act and deed.

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

Notary Public

My Commission Expires: 1-4-27

