WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-30

(AFFIX SEAL)

S. CHAPEL DRUMMOND TENNESSEE NOTARY PUBLIC My Comm Exp. 01/22/2030 COUNTY OF DAVIDSON

Karen Johnson
Batch # 1448098
07/16/2026 03:02:11 PM
Fees: $13.00 Taxes: $1,875.90

Davidson County
DEEDWARR
2 pgs

20260716-0064658

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caryn L. Shelton	**New Owner**	
(NAME)	(NAME)	**083-15-0-115.00**
2507 Lazenby Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRAIG A. BOTKO, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARYN L. SHELTON, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 133 on the Plan of Section Two, Addition One, Fortland Park of record in Plat Book 2854, Page 85, 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 Craig A. Botko and Shari V. Botko, Non-borrowing spouse by Warranty Deed from April Davies, unmarried of record in Instrument No. 20220705-0076945 Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on July 05, 2022.

Being the same property conveyed to Craig A. Botko, unmarried by Quitclaim Deed from Shari V. Botko of record in Instrument No. 20251229-0102789 Register's Office for Davidson County, Tennessee, dated December 16, 2025 and recorded on December 29, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 85 and Certificate of Surveyors in Book 3130, Page 556, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2963, Page 612, Book 3027, Page 94 and Book 3431, Page 127, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Noonan Ct, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 13 DAY OF JULY, 2026.

Craig A. Botko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG A. BOTKO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

