WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-22-30

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

BG-CS-26-1948

Karen Johnson
Batch # 1448101
07/16/2026 03:08:17 PM
Fees: $13.00 Taxes: $1,313.50

Davidson County
DEEDWARR
2 pgs

20260716-0064662

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)	**095-05-0-046-00**
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, **LILLIE K. SHACKLETT, AN UNMARRIED WOMAN,** 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. 15, of Creekside Heights Subdivision, of record in Plat Book 2663, Page(s) 114 and 115, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin F. Shacklett and wife, Lillie K. Shacklett by Warranty Deed from Robert C. Ramey and wife, Anita B. Ramsey dated December 22, 1967 and recorded December 27, 1967 in Book 3315, Page 467, Register's Office of Davidson County, Tennessee.

Benjamin F. Shacklett having since died on December 19, 2004 leaving Lillie K. Shacklett as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 114 and 115, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2876, Page 599 and Book 2879, Page 441, in the Register's Office for Davidson County, Tennessee.
- Easement in Book 6342, Page 527, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1948 Omohundro Drive, Nashville, Tennessee 37210-2331**.

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.

Lillie Shacklett
Lillie Shacklett

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RS Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLIE SHACKLETT, 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.

Angie Seriana
Notary Public
My Commission Expires: June 16, 2030
(SEAL)

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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