WARRANTY DEED

Karen Johnson Davidson County
Batch# 1450662 DEEDWARR
07/22/2026 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $245.31
20260722-0066606

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF July 2026

Notary Public

MY COMMISSION EXPIRES: 3-6-29
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Jireh, LLP	New owner	
(NAME)	(NAME)	063-08-0-044.00
5714 Mapleshade Ln		
(ADDRESS)	(ADDRESS)	
Dallax, TX 75252		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Frances Irene Shannon, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **J. Jireh, LLP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 34 and 35, Block "U" of the Hadley Bend City Subdivision of the Home tract as of record in Book 421, page 120 Register's Cffice for said County.

SAID Lots adjoin and front together 50 feet on the northerly side of Hadley Bend Boulevard, and run back between parallel lines 153 feet to a dead line.

Being the same property conveyed to Leon Shannon and wife, Frances Irene Shannon by Deed dated August 6, 1983 from Ozie B. Winters and wife, Rachel Winters, recorded August 9, 1983, in Book 6112, Page 141, in the Official Records of Davidson County, Tennessee. Leon Shannon having passed on/or about May 27, 2015 leaving Frances Irene Shannon as the remaining tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

404 Hadleys Bend Boulevard, Old Hickory, TN 37138

unimproved
This is improved x property, known as

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 my hand this 22nd day of July, 2026.

Frances Irene Shannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2026, before me personally appeared Frances Irene Shannon, 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's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2026.

Jacqueline G Brown
Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 7/22/26.

Affiant Signature

7/22/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 22 day of July, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28