Karen Johnson
Batch # 1450669
07/22/2026 02:33:59 PM
Fees: $13.00 Taxes: $1,979.50
Davidson County
DEEDWARR
2 pgs
20260722-0066616

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $535,000.00. Affiant Subscribed and sworn to before me, this the 17th day of July, 2026. Notary Public My commission expires: 02-05-30 (AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Harrison Shook, Mali Shook,and Brent A. Shook	Send Tax Bills To: LOANDEPOT.COM, LLC	Map-Parcel Numbers 072-09-0-083.00
1515B Jewell St	6561 IRVINE CENTER DRIVE	
Nashville, TN 37207	IRVINE, CA 92618	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeanine L. Brown, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harrison Shook and Mali Shook husband and wife, and Brent A. Shook, a married man

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Dan Leech Subdivision, Resubdivision of Lot 16, of record in Instrument No. 20140821-0076415, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeanine L. Brown, by Warranty Deed dated July 19, 2019, from Terese A. Lantos and Scott A. Wofford, of record in Instrument No. 20190722-0071366, in said Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 072-09-0-083.00.

Subjedt to all matters shown on the Plan of record in Plat Book 1424, Page 70, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument No. 20140821-0076415, Register's Office, Davidson County of Tennessee.

Easement in favor of Metropolitan Government of Nashville and Davidson County of record in Book 3983, page 50, 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 1515B Jewell St, Nashville, TN 37207.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 17th day of July, 2026.

Jeanine L. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 2026.

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-WHP-26-1515B