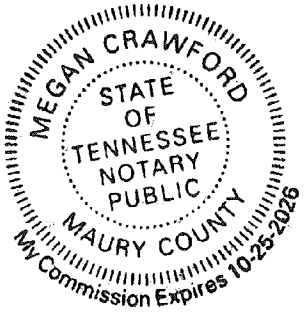
Karen Johnson Davidson County
Batch# 1466627 DEEDWARR
09/01/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,271.80
20260901-0080793

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0877

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brian Shaver and Nicollette Shaver	InterLinc Mortgage Services, LLC	070-05-0U-002.00-CO
(NAME)	(NAME)	
2403 Stivers Street	5875 N. Sam Houston Pkwy West, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Houston TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fourteen Thousand And No/100 Dollars ($614,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALMA & DUNE INVESTMENTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN SHAVER AND NICOLLETTE SHAVER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, TN, being Unit B, of the Stivers Street Condominiums, established by and shown in Exhibit C in Master Deed of record in Instrument No. 20240731-0058125, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Donald N. Baydoun by Warranty Deed from Mark Kennedy, unmarried, and Dolores Kennedy, unmarried of record in Instrument No. 20171107-0114462 Register's Office for Davidson County, Tennessee, dated November 3, 2017 and recorded on November 7, 2017.

Being a portion of the same property conveyed to Alma & Dune Investments, LLC by Quitclaim Deed from Donald N. Baydoun of record in Instrument No. 20250124-0005595 Register's Office for Davidson County, Tennessee, dated January 23, 2025 and recorded on January 24, 2025.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 2403 Stivers Street, Nashville, TN 37218
(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 successors 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 20th day of August, 2026.

Alma & Dune Investments, LLC, a Tennessee Limited Liability Company

BY: _____
Donald Baydoun
Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Baydoun as Member of Alma & Dune Investments, LLC, a Tennessee limited liability company (title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his own knowledge, and who, upon oath, acknowledged himself to be the Member of Alma & Dune Investments, LLC, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of August, 2026.

_____
Notary Public
My commission expires: 3-23-27

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 August 20, 2026.

Affiant Signature _____

August 20, 2026 mc

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20th of August 2026.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026