Karen Johnson Davidson County
Batch# 1467916 DEEDWARR
09/03/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20260903-0081927

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,000.00.

Affiant

Subscribed and sworn to before me, this August 28, 2026.

Notary Public

My commission expires: 2.18.29

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Noel Christian Shain Richards Kathryn Rebekah McCanless	New Owner New OWNER	119-07-0-028.00
403 Wimpole Dr		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Chad Shook, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Noel Christian Shain Richards and Kathryn Rebekah McCanless, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Glencliff Estates, Section VII of record in Plat Book 2331, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 161 fronts 101 feet on the south side of Wimpole Drive and runs back 279.8 feet on the westerly line and 277.2 feet on the easterly line to the center line of Mill Creek, on which it measures 102 feet.

Being the same property conveyed to Chad Shook by Warranty Deed from Albert Huggins and Isabela Castrillon, husband and wife of record in Instrument No. 20210722-0098713 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 22, 2021.

This is [X] improved [ ] unimproved property known as 403 Wimpole Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of August, 2026.

Chad Shook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chad Shook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of August 2026.

Notary Public
My Commission Expires: 2-2-2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. TN-2604907-7524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 8/28/26 (date of document).

Michelle W Kendig
Affiant Signature

8/31/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31ST day of August, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

