Karen Johnson Davidson County
Batch# 1485192 DEEDWARR
10/16/2026 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,865.50
20261016-0094963

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

Y-CR-26-3501

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)
Munson Harbor Revocable Living Trust Agreement dated October 21, 2025	**Same as New Owner**	
(NAME)	(NAME)	
3501 Richland Ave.		**104-05-0-403.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **THE MICHAEL & CHRISTINE SHAHAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MICHAEL SHAHAN AND CHRISTINE SHAHAN DATED JULY 12, 2024,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUNSON HARBOR REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 21, 2025,** 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 lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 68 of Block 3, on the Plan of Richland Realty Company's First Subdivision "A" as of record in Book 161, page 151, Register's Office for Davidson County, which said plan shows the same subdivided into blocks, but does not show the blocks subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said block into lots, said part of Lot No. 68 is described as follows:

Beginning at the southwest comer of Richland Avenue and Park Circle; thence, with the southerly margin of Richland Avenue, westerly 81.5 feet to the northeast corner of the property conveyed to H.B. Alexander and wife, by Deed from W.E. Bowen and wife, of record in Book 882, page 80, said Register's Office; thence, with Alexander's easterly line, southwardly 191 feet to the northerly margin of a 12 foot alley dedicated to the public by deed of record in Book 465, page 570, said Register's Office; thence, with the northerly margin of said alley, eastwardly 30 feet to the westerly margin of Park Circle; thence, with the westerly margin of Park Circle northwardly 192 feet to the beginning.

Being the same property conveyed to Michael Shahan and wife, Christine M. Shahan by Warranty Deed from Heather D. Snyder and husband, David R. Snyder of record in Instrument No. 20040324-0033574 Register's Office for Davidson County, Tennessee, dated March 17, 2004 and recorded on March 24, 2004.

Being the same property conveyed to Michael Shahan and Christine Shahan and/or Bruce Shahan, Trustees of the Michael & Christine Shahan Living Trust, established by the Revocable Trust Agreement of Michael Shahan and Christine Shahan dated July 12, 2024 by Quitclaim Deed from Michael Shahan and wife, Christine Shahan of record in Instrument No. 20240730-0057727 Register's Office for Davidson County, Tennessee, dated July 12, 2024 and recorded on July 30, 2024.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 151, 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: **3501 Richland Ave., Nashville, Tennessee 37205**.

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 15th DAY OF OCTOBER, 2026.

The Michael & Christine Shahan Living Trust, established by the Revocable Trust Agreement of Michael Shahan and Christine Shahan dated July 12, 2024

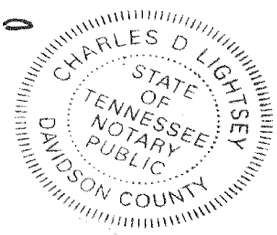
BY: _____
Bruce Shahan
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE SHAHAN, TRUSTEE of THE MICHAEL & CHRISTINE SHAHAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MICHAEL SHAHAN AND CHRISTINE SHAHAN DATED JULY 12, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of October, 2026.

_____
Notary Public
My Commission Expires: 1/22/30
(SEAL)

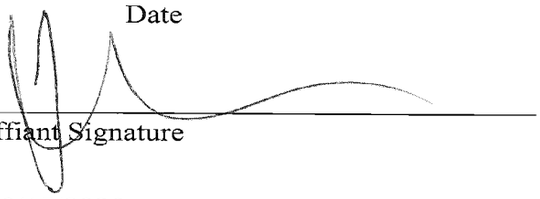


RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Jessie Krzeminski, 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 10/15/2026.

Date



Affiant Signature

10/15/2026

Date

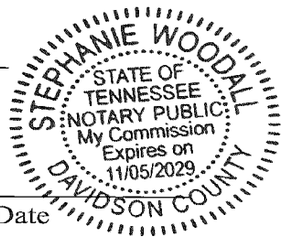
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2026.

Stephanie Woodall

Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)