# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158638 **DEEDWARR**
11/13/2018 02:23:02 PM 2 pgs
Fees: $13.00 Taxes: $699.30

20181113-0111794

Y-TC-18-825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Helen C Tomasulo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL) MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**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) |
|---|---|---|
| **Helen Tomasulo** | **New Owner** | |
| (NAME) | (NAME) | |
| **825 Todd Preis Drive** | | **142-9-A-19.00CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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, **KYLE L. SHAHAN AND JAISIE SHAHAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HELEN TOMASULO, UNMARRIED,** 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 in Davidson County, Tennessee, being a part of the Site Plan of Doral Country Villa, Section 1, of record in Plat Book 4860, Page 96, Register's Office for Davidson County, Tennessee and described as follows: Being Unit No. 108 on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section 1, of record in Book 5011, Page 395, as amended in Book 5015, Page 251, Book 5124, Page 163, Book 5194, Page 134, Book 5194, Page 136 and Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Kyle L. Shahan, unmarried, by Warranty Deed from Maria de Jesus Vela-Camacho, unmarried, recorded August 4, 2014 in Instrument No. 20140804-0069656, Register's Office for Davidson County, Tennessee. Kyle L. Shahan having since married. Jaisie Shahan joins in this instrument to convey any marital interest she may have in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 96, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums of record in Book 5011, Page 395, Book 5015, Page 251, Book 5124, Page 163, Book 5194, Page 134, Book 5194, Page 136 and Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5011, Page 429 and Instrument Nos. 20070523-0061626 and 20151130-0126047 in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20180611-0055670, 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: **825 Todd Preis Drive, Nashville, Tennessee 37221**.

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 9 DAY OF NOVEMBER, 2018.

Kyle L. Shahan

Jaisie Shahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9 of November, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GROVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9 of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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