WARRANTY DEED

Karen Johnson Davidson County
Batch# 395975 DEEDWARR
05/06/2020 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20200506-0047113

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0292

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca L. Hughes	New Owner	Map: 161160A11400
(NAME) 306 Shadow Glen Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETEEN THOUSAND AND NO/100 DOLLARS ($219,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL ZOGBY AND RUTH ZOGBY, HUSBAND AND WIFE,

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

REBECCA L. HUGHES, UNMARRIED WOMAN,

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 Unit No. 114, Building 18, on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Condition and Restrictions of record in Instrument No. 20040315-00292248, as corrected by Instrument No. 20040317-0030572 and as corrected in Instrument No. 20040720-0086706, as further supplemented, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration; Reference is hereby made to supplemental plat for the Townhomes of Shadow Glen, shown as the Exhibit to the Third Supplementary Declaration to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20050118-0005927, said Register's Office, for exact placement of said Unit.

Being the same property conveyed to Michael Zogby and Ruth Zogby, husband and wife, by deed from Niloufar Vakil, unmarried, of record in Instrument No. 20140310-0019806, dated February 14, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) Charter for Homeowner's Association of record in Instrument No. 20040316-0029917, in the Register's Office for Davidson County, Tennessee; (3) Easement to Comcast of Nashville of record in Instrument No. 20130517-0050094, in the Register's Office for Davidson County, Tennessee; (4) Sewer Easement of record in Book 9640, Page 881, in the Register's Office for Davidson County, Tennessee; (5) Drainage Easement of record in Book 7382, Page 755, in the Register's Office for Davidson County, Tennessee; (6) Joint Access Roadway Easement of record in Book 8064, Page 831 and Instrument No. 200001140004981, in the Register's Office for Davidson County, Tennessee; (7) Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, in the Register's Office for Davidson County, Tennessee; (8) Utility Easement of record in Instrument No. 20040917-0112429, in the Register's Office for Davidson County, Tennessee; (9) Quitclaim Deed of common areas to Homeowner's Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument

No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112, Instrument No. 20060105-0001844, Instrument No. 20070913-0109882, in the Register's Office for Davidson County, Tennessee; (10) Restriction of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, amended in Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464, Instrument No. 20060124-0009112, said Register's Office.

The signature of Michael Zogby and Ruth Zogby is signed by his/her duly appointed Attorney-in-Fact, Karen Neal, pursuant to the Power of Attorney of record in Instrument
__202005060047112_____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 306 Shadow Glen Drive, Nashville, TN 37211
(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 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.

Witness our hands this 30th day of April, 2020.

Michael Zogby by Karen Neal, Attorney in Fact
Michael Zogby
By: Karen Neal, Attorney in Fact

Ruth Zogby by Karen Neal, Attorney in Fact
Ruth Zogby
By: Karen Neal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Karen Neal, 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 on behalf of Michael Zogby and Ruth Zogby, as his/her Attorney-in-Fact, as the free act and deed of the within named Michael Zogby and Ruth Zogby.

Witness my hand and official seal this 30th day of April, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

