Karen Johnson Davidson County
Batch# 431282 DEEDWARR
07/06/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $813.63
20200706-0072536

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20052144**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2020. Notary Public My Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Eric Thomas Moczydlowski 408 Shadow Glen Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 16 0A 081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary D. Guy and Amanda W. Guy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Thomas Moczydlowski, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 81 of The Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes of Shadow Glen, a Horizontal Property Regime, of record in Instrument Number 20040315-0029248; Surveyors Certificate of Correction recorded in Instrument No. 20040720-0086706; Surveyors Certificate of Correction recorded in Instrument No. 20040720-0086707; Second Supplementary recorded in Instrument No. 20041021- 0126776; Second Supplementary re-recorded in Instrument No. 20041025-0128065; Third Supplementary recorded in Instrument No. 20050118-0005927; Fourth Supplementary recorded in Instrument No. 20050317-0029206; Fifth Supplementary recorded in Instrument No. 20050425- 0045905; First Amendment recorded in Instrument No. 20050520-0056887; Sixth Supplementary recorded in Instrument No. 20051007-0121715; Seventh Supplementary recorded in Instrument No. 20051107-0134921; Eighth Supplementary recorded in Instrument No. 20051207-0147464 and Ninth Supplementary recorded in Instrument No. 20060124-0009112, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Amanda W. Guy, daughter, and Zachary D. Guy, son-in-law, by Quitclaim Deed from Stephen T. Wiggins, father, and Tanya Wiggins, mother, of record in Instrument No. 20150319-0023730, in the Register's Office of Davidson County, Tennessee, dated March 09, 2015 and recorded on March 19, 2015.

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 record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary & Subdivision of Southmark, A Planned Unit Development, as recorded in Plat Book 7900, Page(s) 38.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040315- 0029248; Surveyors Certificate of Correction recorded in Instrument No. 20040317-0030572; First Supplementary recorded in Instrument No. 20040713-0083179; Surveyors Certificate of Correction recorded in Instrument No. 20040720-0086706; Surveyors Certificate of Correction recorded in Instrument No. 20040720-0086707; Second Supplementary recorded in Instrument No. 20041021- 0126776; Second Supplementary re-recorded in Instrument No. 20041025-0128065; Third Supplementary recorded in Instrument No. 20050118-0005927; Fourth Supplementary recorded in Instrument No. 20050317-0029206; Fifth Supplementary recorded in Instrument No. 20050425- 0045905; First Amendment recorded in Instrument No. 20050520-0056887; Sixth Supplementary recorded in Instrument No. 20051007-0121715; Seventh Supplementary recorded in Instrument No. 20051107-0134921; Eighth Supplementary recorded in Instrument No. 20051207-0147464 and Ninth Supplementary recorded in Instrument No. 20060124-0009112.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7382, Page 755 and Book 9640, Page 881.

Easement for Utility, recorded in Instrument No. 20040917-0112429.

Easement for Right of Way, recorded in Instrument No. 20130517-0050094.

Agreement for Construction and Maintenance of Joint Access Roadway as set forth in instrument recorded in Book 8064, Page 831 and Amendment recorded in Instrument No. 200001140004981.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030903-0127692.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 408 Shadow Glen Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2020.

Zachary D. Guy

Amanda W. Guy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary D. Guy and Amanda W. Guy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

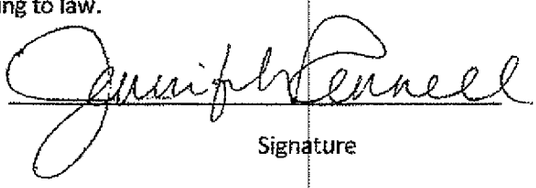
Witness my hand, at office, this 30th day of June, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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.

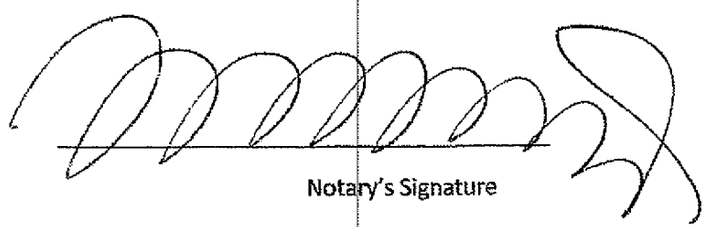


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

