THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-28665	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 13th DAY OF July, 2020. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 439506 DEEDWARR
07/17/2020 11:41:54 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20200717-0078764

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Rhodes	NEW OWNER	
105 Shadow Glen Drive		161160A00300CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Andrew G. Kerstiens, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Rhodes,** unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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. 3G (erroneously referenced in prior deed as Unit No. 3), on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248; as corrected in Instrument No. 26040317-0080572; as amended in Instrument No. 20040713-0083179, as corrected in Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, instrument No, 20043021 -0126776, as amended in Instrument No. 20041025-0128065; instrument No. 20050118-0005927, Instrument No. 26050317-0029206, Instrument No. 20050425-0045905; Instrument No. 20050520-0056887, Instrument No. 20051007-0121715; Instrument No. 20651107-0134921; Instrument No. 20051207-0147464; and instrument No. 20060124-0009112, and as shown in exhibit of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248, and specifically shown in Exhibit "A-1" in Surveyors Certificate of Correction of record in instrument No. 20040720- 0086706, Register' s Office for said County,

Being the same property conveyed to Andrew G. Kerstiens, an unmarried man by Warranty deed from Tucker T. Tingle, an unmarried man of record in Instrument No. 20180501-0040992 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 1, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **105 Shadow Glen Drive, Nashville, TN 37211.**

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 my hand this the 13th day of July, 2020.

Andrew G. Kerstiens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew G. Kerstiens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of July, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY