Karen Johnson Davidson County
Batch# 493675 DEEDWARR
10/12/2020 08:32:35 AM 2 pgs
Fees: $13.00 Taxes: $691.90
20201012-0117959

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of October, 2020

Notary Public

Commission Expires: 7/2/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gabriel Allan King and Winafred White Hubbard 8043 Bienville Drive Z2 Nashville, TN 37211	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	172-12-0D-522.00-CO

WARRANTY DEED

FOR AND IN 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,

Shelby Printz, a married woman

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gabriel Allan King and Winafred White Hubbard, both unmarried, as tenants in common with rights of survivorship

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 all of Unit No. Z-2 un the plan of Final Subdivision Plat Town Center Homes at Lenox Village, Section III, of record in Instrument No. 20060118-0006550. as amended by "Exhibit B" of Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development, annexing additional property known as Section III, The Town Center Homes at Lenox Village of record in Instrument No. 20060120-0007914 and further amended by "Exhibit A" of Instrument of Correction of record In Instrument No. 20060221-0020352 and "Exhibit A" of Second Instrument of Correction of record in Instrument No. 20060309-0027423, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20-SB-SR-20-8143

for a more complete description.

Being the same property conveyed to Shelby Printz, single woman by Warranty deed from Dennis Clark and wife, Debbie Clark of record in Instrument No. 20161017-0109537 Register's Office for Davidson County, Tennessee, dated October 12, 2016 and recorded on October 17, 2016. The said Shelby Printz is now married.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 8043 Bienville Drive, Z2, 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 I so covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Dated this the 16 day of October, 2020.

Shelby Printz

Shelby Printz

STATE OF New York
COUNTY OF Jefferson County

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

Witness my hand and official seal at Navy Federal, Evans Mills NY this 16 day of October, 2020.

Donna Fercken

Notary Public
My Commission Expires: 06-19-2021

DONNA L FERCKEN
Notary Public - State of New York
NO. 01FE6360555
Qualified in Jefferson County
My Commission Expires Jun 19, 2021