WARRANTY DEED

Karen Johnson Davidson County
Batch# 494316 DEEDWARR
10/13/2020 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201013-0118929

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to me on 10/13/2020.

NOTARY PUBLIC

My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ava N. Wallace 624 Plantation Court Nashville, TN 37221	New owner	142-05-0A-126.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sherry S. Shimer, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ava N. Wallace, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. V-2, together with the Carport designated as V-2-C, on the Plan of River Plantation, Section 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 4460, Pages 136 and 137, Register's Office for said County, and described in a Master Deed of record in Book 4661, Page 334, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sherry S. Shimer by Quitclaim Deed from Sherry S. Shimer, Executrix of the Estate of James A. Shimer, of record in Instrument No. 20130326-0029634, Register's Office for Davidson County, Tennessee, dated March 20, 2013 and recorded March 26, 2013.

Being the same property conveyed to James Abraham Shimer by deed from Wayne L. Robbins· and wife, Faye W. Robbins, dated 20, 2005, recorded May 26, 2005 in Instrument No. 20050526-0059562, Register's Office for Davidson County, Tennessee. James Abraham Shimer having since died and by Last Will and Testament of record in Docket No, 13P355, subject property was devised to Sherry S. Shimer, Executrix of the Estate of James A. Shimer. James A. Shimer and James Abraham Shimer having been one and the same person.

This is improved property known as 624 Plantation Court, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEE, her successors 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 09/14/2020.

Sherry S. Shimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/27/2020, before me personally appeared Sherry S. Shimer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/27/2020.

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

