Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

15097

Karen Johnson Davidson County
Batch# 500611 DEEDWARR
10/23/2020 09:47:04 AM 3 pgs
Fees: $18.00 Taxes: $1,028.23

20201023-0123287

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 277,900.00 Affiant Subscribed and sworn to before me, this the 16 day of October 2020 Notary Public My commission expires: 5/2/22 (Affix Seal)
Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 836394 494609-000321 Kayla Bocchino	

HILARY MOHSENZADEH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: SWBC Mort.
NAME: Nasreen B. Kuvly and Rand B. Kuvly	NAME: 9311 San Pedro, #100 San Antonio, TX 78216
STREET ADDRESS:	STREET ADDRESS: 8605 Altesse Way Brentwood, TN 37027
MAP & PARCEL NO.: 181-14-0A-108.00.CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Duane L. Sheard a/k/a Duane Sheard, a single man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Nasreen B. Kuvly and Rand B. Kuvly, tenants in common,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 8605 Altesse Way, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 6th day of August, 2020.

X Duane Sheard
Duane L. Sheard a/k/a Duane Sheard

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Duane L. Sheard a/k/a Duane Sheard, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 6 day of August, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Katie Alexander
Notary Public
My commission expires June 19, 2022

KATIE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 19, 2022

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 142, on the Plan of The Villas at Concord Place, Phase 3, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050922-0114218, supplemental in Instrument No. 20060731-0092350, and as amended in Instrument No. 20061228-0160255, said Register's Office, and as shown on the plan as Exhibit "A-1" to the Second Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060731-0092350, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Duane L. Sheard by Warranty deed from Bart Newton White, III, a single man of record in Instrument No. 20171109-0115808 Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on November 09, 2017. (Value of consideration shown in aforementioned deed $235,900.00.) Being also known as 8605 Altesse Way 142 Brentwood, Tennessee 37027.

Scrivener's Affidavit of recorded on April 27, 2018, Instrument No: 20180427-0040023.