WARRANTY DEED

Karen Johnson Davidson County
Batch# 502076 **DEEDWARR**
10/27/2020 03:27:46 PM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20201027-0124369

R-VRES-20-02956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY FRANCES RUDY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald Lamar Shuff, Jr.	**Same as New Owner**	
(NAME)	(NAME)	
2956 Glenway Drive		**142-16-0C-057.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID B. HOLLIS AND KATIE M. HOLLIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD LAMAR SHUFF, JR., A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Final Plat of Devon Glen, Phase II of record in Plat Book 7900, Page 562, as amended in Book 10458, Page 852 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David B. Hollis and Katie M. Hollis, husband and wife by Warranty deed from Adam B. Black and Jennifer E. Black, husband and wife of record in Instrument No. 20150630-0063056 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 30, 2015. (Value of consideration shown in aforementioned deed $375,000.00.) Being also known as 2956 Glenway Drive Nashville, Tennessee 37221.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 7900, Page 562 as amended in Book 10458, Page 852, Register's Office for Davidson County, Tennessee.
- Plan of record in Book 9700, page 743, (open space), Master Boundary Plat Book 6900, Page 398, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7517, Page 283, amended in Book 7517, page 367, Book 8180, page 222, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182, Book 9492, page 594, Book 9492, page 600 and Book 10692, page 750 and Book 8120, Page 402 and 485, Book 8181, Page 62, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 7517, page 344 amended in Book 8180, page 232 and Book 10692, page 753, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 7520, page 564, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA in Book 9618, page 7880 and Book 11120, page 191, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 8611, Page 31 and Book 8643, Page 494, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association of record in Book 9618, Page 880, in the Register's Office for Davidson County, Tennessee.
- Amendment and Change of Minimum Building Setback Line of record in Book 9147, Page 607, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150630-0063056 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2956 Glenway Drive, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF OCTOBER, 2020.

David B. Hollis

Katie M. Hollis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212