THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **222,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 507502 **DEEDWARR**
11/02/2020 02:57:14 PM 2 pgs
Fees: $13.00 Taxes: $821.40

20201102-0127998

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Melson	new owner	MAP
147 Shadow Glen Drive		PARCEL
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, **Lindsey Kohler, formerly known as Lindsey Brickel**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Melson, an unmarried woman**

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 Unit No. 24E of Building No. 4 on the Plan of the Townhomes of Shadow Glen, a Horizontal Property Regime with Common Elements, a Residential Planned Unit Development, as shown on Exhibit A of the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20040713-0083179, and Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee. to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lindsey Brickel, an unmarried woman by Warranty deed from Carmen Trimble, unmarried of record in Instrument No. 20150720-0070455 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 20, 2015.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T. C. A. 260-2-307, or other similar statute.

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 () UNIMPROVED

(X) IMPROVED property known as **147 Shadow Glen Drive, Nashville, TN 37211.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-20-147

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 29th day of October, 2020.

Lindsey Kohler By Roger L Adamson Attorney in Fact
Lindsey Kohler by Roger L. Adamson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roger L. Adamson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Lindsey Kohler**, as her Attorney in Fact, as the free act and deed of the within named **Lindsey Kohler**.

Witness my hand and official seal this the 29 day of October, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE