THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 20113147

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $680,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2020.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 534898 **DEEDWARR**
12/15/2020 03:03:29 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20201215-0148078

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tanay Parekh and Holly Fletcher 1815A Shackleford Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 03 1J 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aimee Davis and Tyler Davis, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tanay Parekh and Holly Fletcher, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "A", together with the appurtenant interest in the common elements of Shackleford Road Townhomes, a horizontal property regime established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20130801-0080472, Registers Office for Davidson County, Tennessee, said Unit being depicted on the Plan attached as Exhibit "C" to the aforementioned Declaration of Covenants, Conditions, and Restrictions.

Being the same property conveyed to Tyler Davis and Aimee Davis, husband and wife, by Quitclaim Deed from Bill Turner and Cheryl Turner, husband and wife, of record in Instrument No. 20190306-0020170, in the Register's Office of Davidson County, Tennessee, dated February 19, 2019 and recorded on March 06, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130801-0080472.

This is improved property located at 1815A Shackleford Drive Nashville TN 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-20 1815A

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2020.

Aimee Davis

Tyler Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aimee Davis and Tyler Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY