Karen Johnson Davidson County
Batch# 537004 DEEDWARR
12/17/2020 10:40:48 AM 2 pgs
Fees: $13.00 Taxes: $821.40
20201217-0149326

STATE OF TENNESSEE
COUNTY OF Williamson

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

13-NSH20-00534

Address of New Owner:	Send Tax Bills to:	Tax Information:
Linda Diane Eubanks 2318 Pink Rose Walk Ct. Missouri City, Tx 77459	New Owner	161-16-0-A-155.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victoria A. Deron, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Linda Diane Eubanks,unmarried** hereinafter called the Grantees, their successors 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. 155, Building 24, on the plan of The Townhomes of Shadow Glen, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248; as corrected in Instrument No. 20040317-0030572; Instrument No. 20040720-0086706; Instrument No. 20040713-0083179; and corrected in Instrument No. 20040720-0086707; Instrument No. 20041021-0126776; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464; Instrument No. 20060124-0009112, and as shown on the plan attached as Exhibit A in the Fifth Supplementary Declaration to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050425-0045905, 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 Victoria A. Deron, unmarried woman by deed from Melody Dawn Smith nka Melody Dawn Shiffer, married, dated June 15, 2017, recorded June 16, 2017, of record in Instrument No. 20170616-0060533, in the Register's Office for Davidson County, Tennessee. Anthony Shiffer, spouse of Melody Dawn Shiffer, joined in this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 526 Shadow Glen Dr., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 ~~18th~~ 14th day of December, 2020

Victoria A. Deron

Victoria A. Deron

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of December, 20 20, before me personally appeared Victoria A. Deron, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY