This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 537625 **DEEDWARR**
12/18/2020 10:49:35 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20201218-0150150

State of T.N. }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $330,000

Affiant Signature

Subscribed and sworn to before me on this the 17th Day of December, 2020.

Notary Public

My Commission expires May 9, 2023

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Michael Richard Shapiro & Alexandra Ann Gorman
2228 Belle Creek Way
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 141030C01000CO

WARRANTY DEED

20NT03008

Effective the 17th Day of December, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Glenda Aimee Mercado, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael Richard Shapiro & Alexandra Ann Gorman, both unmarried, joint tenants with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 10 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180417-0036143, Depiction of Property attached as Exhibit "A-1" Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as Exhibit "B". Said Unit being depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenda Aimee Mercado, an unmarried woman, by Warranty Deed from Beazer Homes, LLC, dated 10/19/2018 and recorded 10/19/2018 as Instrument No. 20181019-0104074, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2228 Belle Creek Way, Nashville, TN 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 17th day of March, 2020

Glenda Aimee Mercado Glenda Aimee Mercado

Glenda Aimee Mercado

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Glenda Aimee Mercado,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Carol B Christian

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

My commission expires: 1/16/2024