Karen Johnson Davidson County
Batch# 562475 DEEDWARR
01/27/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210127-0012049

Midtown Title, LLC
24 Charlotte Ave
Nashville, TN 37203
File No. [illegible]

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/2024
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-FYVE-20-515

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)
Mykola Gogoladze	LoanDepot.com, LLC	
(NAME)	(NAME)	**142-07-0I-014.00-CO**
515 Harpeth Park Dr	4900 N. Scottsdale Rd	
(ADDRESS)	(ADDRESS) Ste 3500	
Nashville, TN 37221	Scottsdale AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in considcration 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, **EVAN R. SHANAHAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MYKOLA GOGOLADZE, AN UNMARRIED 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 Unit 515, Harpeth Park Townhomes, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Harpeth Park Townhomes, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument Number 20150430-0038713, as amended in Instrument Number 20150615-0056309, 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 Evan R. Shanahan, an unmarried man by Warranty deed from Justin B. Tays, a married man, and Dwight L. Tays, a married man of record in Instrument No. 20170922-0097588 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 22, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 195, as amended in Book 6501, page 474 and Plat Book 8250, page 929, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Harpeth Park Townhomes, A Townhouse Planned Unit Development with Charter and By-Laws appended thereto, of record in Instrument Number 20150430-0038713, as amended in Instrument Number 20150615-0056309, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the First Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Harpeth Park Townhomes, A Townhouse Planned Unit Development, of record in Instrument Number 20150615-0056309, Register's Office for Davidson County, Tennessee.
- Easement Agreement establishing an appurtenant easement of record in Book 6483, Page 907, in the Register's Office for Davidson County, Tennessee.
- Public Utilities Easement granted to Harpeth Valley Utilities District of record in Book 10791, Page 725, and in Instrument No. 20160520-0050707, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150421-0035335, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160129-0008673, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10922, page 936, 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: **515 Harpeth Park Dr, 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 JANUARY, 2021.

Evan R. Shanahan by R Attorney in fact

Evan R. Shanahan
by Rachel Lauren Shanahan, 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, Rachel Lauren Shanahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EVAN R. SHANAHAN, and who acknowledged he/she/they executed the same as the free act and deed of the said EVAN R. SHANAHAN.

Witness my hand and official seal, this the 26th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

