WARRANTY DEED

Karen Johnson Davidson County
Batch# 579987 DEEDWARR
02/26/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $854.70
20210226-0024960

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Joshua C. Sublett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ashley Smith	Evansville Teachers FCU	095 05 0B 015.00
(NAME)	(NAME)	
2120 Lebanon Pike	4401 Theater Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Evansville, IN 47715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David R. Shepherd and Sandra R. Shepherd, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ashley Smith, an unmarried ~~man~~ woman**, hereinafter called the Grantee, his 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. 15 of Easthaven Townhomes, a Planned Unit Development, as described in a Declaration of Covenants. Conditions, and Restrictions and By-Laws for Easthaven Townhomes, a Horizontal Property Regime, or record in Instrument Number 20010806-0083543, as amended in Instrument Numbers 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, Register's Office for Davidson County, Tennessee, and further described on the plan of Easthaven Townhomes shown on Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to David R. Shepherd and Sandra R. Shepherd, husband and wife by Warranty deed from Ava Gilman, a married woman of record in Instrument No. 20160302-0019918, in the Register's Office of Davidson County, Tennessee, Dated February 29, 2016 and recorded on March 02, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2120 Lebanon Pike, Unit 15, Nashville, TN 37210

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 our hands this 22nd day of February, 2021.

David R. Shepherd

Sandra R. Shepherd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State David R. Shepherd and Sandra R. Shepherd, husband and wife, the within named bargainor, 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.

Witness my hand and official seal, this the 22nd day of February, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

