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

CRT File No. 210132606

Karen Johnson Davidson County
Batch# 581520 **DEEDWARR**
03/02/2021 12:22:46 PM 2 pgs
Fees: $13.00 Taxes: $3,285.60

20210302-0026557

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $888,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2021.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melissa Ellen Danko 1819B Shackleford Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131 03 2G 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, **Samuel Forrest and Kristin Marie Forrest, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Ellen Danko, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1819 Shackleford Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1819 Shackleford Road, a Horizontal Property Regime, of record in Instrument Number 20190710-0066960, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Samuel Forrest and Kristin Marie Forrest, husband and wife, by Warranty Deed from BRG, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200408-0036905, in the Register's Office of Davidson County, Tennessee, dated April 03, 2020, and recorded on April 08, 2020.

Being part of the same property conveyed to BRG, LLC, a Tennessee limited liability company, by Warranty Deed from Chris Pardue, a married man, of record in Instrument No. 20190612-0056561, in the Register's Office of Davidson County, Tennessee, dated May 24, 2019, and recorded on June 12, 2019.

Being the same property conveyed to Chris Pardue, a married man, by Warranty Deed from Urban Living Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20110406-0026668, in the Register's Office of Davidson County, Tennessee, dated March 14, 2011, and recorded on April 06, 2011.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Neil Hunt Subdivision, as recorded in Plat Book 974, Page(s) 19.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190710-0066960.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1108, Page 693 and Book 1129, Page 321, as amended in Book 6104, Page 64.

This is improved property located at 1819B Shackleford Road Nashville TN 37215

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 11th day of February, 2021.

Samuel Forrest

Kristin Marie Forrest

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Forrest and Kristin Marie Forrest, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2021.

Notary Public

My Commission Expires: 09-25-2023

LAURIANNE BLAKELY
Notary Public - Arizona
Maricopa County
Commission # 569750
My Comm. Expires Sep 25, 2023