WARRANTY DEED

Karen Johnson Davidson County
Batch# 584730 DEEDWARR
03/04/2021 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210304-0028372

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00.

Affiant

Subscribed and sworn to me on March 1, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34348

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Karen Yost 136 Shadow Glen Drive Nashville, TN 37211	New Owner	161-16-A-041.00 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Douglas W. Daniel, a married man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Karen Yost, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 41 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas W. Daniel, a married man by Warranty Deed from Susan R. Jones, an unmarried woman, dated September 13, 2007 and recorded September 14, 2007, of record as Instrument No. 20070914-0110277, Register's Office for Davidson County, Tennessee. Subject property is not now nor has it ever been the Grantors primary residence.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record as Plat Book 7900, page 38, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 2005118-0005927; Instrument No. 20050317-0029206, Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No.

20051207-0147464 and Instrument No, 20060124-0009112, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7382, page 755, and Book 9640, page 881, said Register's Office,
5. Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, page 831, as amended as Instrument No. 20000114-0004981, said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20030903-0127692, said Register's Office.
7. Sewer Easement as set forth of record as Instrument No. 20040713-0083179, said Register's Office.
8. Agreement Regarding Grant of Utility Easement of record as Instrument No. 20040917-0112429, said Register's Office.
9. Charter for the Townhomes of Shadow Glen contained of record in Instrument No. 20040316-0029917, said Register's Office.
10. Open space deeds contained of record in Instrument No. 20040325,0033972; 200411050133514; 20041105-0133515; 20050127-0010261; 20050322-0031389; 20050429-0048090; 20051012-0123003; 20051114-0137526 and 20060105-0001844, said Register's Office.

This property is also known as improved property located at 136 Shadow Glen Drive, 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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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/our hand(s) this 1st day of March, 2021.

Douglas W. Daniel

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 1, 2021, before me personally appeared Douglas W. Daniel to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 1, 2021.

NOTARY PUBLIC

TODD A. BRICKER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

My Commission Expires: 9/7/21

True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

