THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434681** Karen Johnson Davidson County Batch# 643965 **DEEDWARR** 05/25/2021 02:35:30 PM 2 pgs Fees: $13.00 Taxes: $906.50 20210525-0070924	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2021. Notary Public My Commission Expires: 1/9/24 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Elizabeth Welliver Hengen and Joshua Hengen 163 Shadow Glen Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 16 0A 032.00

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, **Josephine Kay, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Welliver Hengen and Joshua Hengen, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 32 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. 20040720-0086706, Instrument No. 20040713-0083179; Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, 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 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 Josephine Kay, unmarried, by Warranty Deed from Jennifer Catherine Creed and Christopher Creed, of record in Instrument No. 20180323-0027805, in the Register's Office of Davidson County, Tennessee, dated March 23, 2018 and recorded on March 23, 2018.

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 Boundary & Subdivision of Southmark, as recorded in Plat Book 7900, Page(s) 38.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040315-0029248; Surveyors Certificate of Correction recorded in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706; Supplementary Declaration recorded in Instrument No. 20040713-0083179; Surveyors Certificate of Correction recorded in Instrument No. 20040720-0086707; Supplementary Declaration recorded in Instrument No. 20041021-0126776, re-recorded in Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; further Amended in Instrument No. 20050520-0056887; further Supplemented in Instrument No. 20051007-0121715; Instrument

No. 20051107-0134921; Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7382, Page 755 and Book 9640, Page 881.

Easement for Water Mains and Appurtenances, recorded in Instrument 20040406-0038744.
Easement for Grant of Utility, recorded in Instrument No. 20040917-0112429.

Agreement for Construction and Maintenance of Joint Access Roadway as set forth in instrument recorded in Book 8064, Page 831 and as amended in Instrument No. 20000114-0004981.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030903-0127692.

This is improved property located at 163 Shadow Glen Drive Nashville TN 37211

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 20th day of May, 2021.

JKay
Josephine Kay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 20th day of May, 2021.

Nathan L Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Return to:
Rudy Title and Escrow, LLC
[illegible] 21st Avenue South
Nashville, TN 37212
File #: 1M-SB-252163