Karen Johnson Davidson County
Batch# 644167 DEEDWARR
05/26/2021 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20210526-0071182

# WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

G-SB-C-21-922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

**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) |
|---|---|---|
| **Michael Edward Shoeny and Amy Carroll Shoeny** | | |
| (NAME) | (NAME) | **082-16-2A-001.00-CO** |
| **922 Russell St** | Same as owner | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration 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, **WHITE PEACH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL EDWARD SHOENY AND AMY CARROLL SHOENY, HUSBAND AND WIFE,** 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 922 Russell Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20191014-0105106 as amended by First Amendment of record in Instrument No. 20210429-0057565, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to White Peach Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Brett Diaz, a married man of record in Instrument No. 20191112-0116659 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 12, 2019. Being the same property conveyed to Brett Diaz, a married man by Warranty deed from Ryan Paige, married of record in Instrument No. 20160804-0081106 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 04, 2016.

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 21, Page 70 and Plat Book 1, Page 13 (Chancery Court), Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3368, Page 23 and Book 4570, Page 633, in the Register's Office for Davidson County, Tennessee.
- Subject to the right-of-way and use of others in and to Alley No. 260 in the rear of subject property and further subject to Easements to enter, construct, operate, maintain, repair, rebuild, engage and patrol existing or future utilities, including drainage facilities, together with their appurtenances, retained by Metropolitan Government of Nashville and Davidson County, Tennessee and/or contractors and utility companies operating under franchise from said Metropolitan Government retained in Metropolitan Ordinance No. 78-1159 closing Alley No. 287.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191014-0105106 and First Amendment of record in Instrument No. 20210429-0057565, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20191014-0105105, in the 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: **922 Russell St, Nashville, Tennessee 37206**.

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 19th DAY OF MAY, 2021.

White Peach Development, LLC

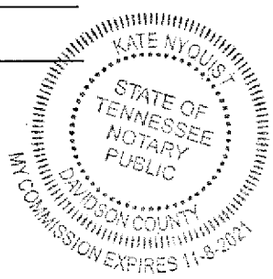
BY: _____
Linda Foss
Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA FOSS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHAIRMAN of WHITE PEACH DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHAIRMAN executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of May, 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, Matthew G. Noggle, 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 )

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: March 17, 2024