(1)

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**STATE OF TENNESSEE**
**COUNTY OF ~~DAVIDSON~~ Williamson**

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 2021.

Notary Public
My Commission Expires: 12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch# 648056
06/02/2021 11:50:02 AM
Fees: $13.00 Taxes: $721.50

Davidson County
DEEDWARR
2 pgs

20210602-0073851

2021-298

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| James S. Luttrell and Heather K. Luttrell | United Wholesale Mortgage, LLC | |
| 2929 West Gallaher Ferry Rd. | 585 South Boulevard E | 131-05-0B-231.00-CO |
| Knoxville, TN, 37932 | Pontiac, MI 48341 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**William C. Shaw, a married man**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**James S. Luttrell and Heather K. Luttrell, husband and wife,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**A certain condominium located in Davidson County, Tennessee, being Unit No. 231, on the Plat of Four Seasons Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and by-laws, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums as shown as Exhibit "D" (erroneously listed as Exhibit "A" in previous recorded deeds) to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.**

**Being the same property conveyed to William C. Shaw, an unmarried man by Warranty deed from Elizabeth Brooke Debose, a single woman of record in Instrument No. 20190819-0083030 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 19, 2019.**

**Sarah Elizabeth Shaw, spouse of William C. Shaw, joins in the execution of this instrument for purpose of conveying her marital interests, if any, in the subject property.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **231 Summit Ridge Drive, Nashville, TN 37215.**

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 we do covenant with the said GRANTEES 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 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 our hands this 26th day of May, 2021.

William C. Shaw

Sarah Elizabeth Shaw

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Shaw and Sarah Elizabeth Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY