39B

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

CRT File No. 210434796

Karen Johnson Davidson County
Batch# 649418 DEEDWARR
06/04/2021 10:55:24 AM 2 pgs
Fees: $13.00 Taxes: $2,616.27

20210604-0075108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $707,100.00.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2021.

Notary Public
My Commission Expires: 7/9/22

LYDIA M. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerry Owens 775 Newberry Road Nashville TN 37205	New Owner	Tax Parcel ID No. 102 11 0 031.00

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, **Douglas Shawe and Rose Shawe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to**Jerry W Owens**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Brook Meade, Section VI, as of record in Book 2331, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Douglas Shawe and wife, Rose Shawe, by Warranty Deed from Mark A. Coppess and wife, Kimberly Coppess, of record in Book 11008, Page 123, in the Register's Office of Davidson County, Tennessee, dated June 30, 1998 and recorded on July 06, 1998.

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 Brook Meade Section VI, as recorded in Plat Book 2331, Page(s) 3 and 4.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2333, Page 629.

This is improved property located at 775 Newberry Road Nashville TN 37205

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 2nd day of June, 2021.

Douglas Shawe

Rose Shawe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Shawe and Rose Shawe, 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 2nd day of June, 2021.

Notary Public
My Commission Expires:

