Karen Johnson Davidson County
Batch# 656944 DEEDWARR
06/15/2021 12:19:30 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20210615-0080572

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. TR-21-826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

TIFFANY WHITE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karrie Shroyer and John Shroyer, Trustees of The Karrie Shroyer Revocable Trust dated June 28, 2017	NEW OWNER	
(NAME) 421 Avoca Street	(NAME) 421 AVOCA STREET	104-02-1G-006.00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) NASHVILLE, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,I/we, **Linda Tuero Lindsley, Trustee of the Linda T. Lindsley Revocable Trust dated February 8, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karrie K. Shroyer and John L. Shroyer, Trustees of The Karrie Shroyer Revocable Trust dated June 28, 2017 and any amendments thereto**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 6 Acropolis Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Acropolis Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 200707190086032, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Acropolis Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 200707190086032, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Linday Tuero Lindsley, a married woman by Warranty deed from Susannah J. Herring, married of record in Instrument No. 20171011-0104312 Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on October 11, 2017.

Being the same property conveyed to Linda Tuero Lindsley, Trustee of the Linda T. Lindsley Revocable Trust dated February 8, 2018 by Quitclaim deed from Linda Tuero Lindsley and William B. Lindsley, husband and wife of record in Instrument No. 20180530-0051628 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on May 30, 2018.

Being also known as 421 Avoca Street 6 Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 8th day of June, 2021.

Linda Tuero Lindsley, Trustee of the Linda T. Lindsley Revocable Trust dated February 8, 2018

By: Linda Tuero Lindsley, Trustee
Linda Tuero Lindsley, Trustee

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~DAVIDSON~~ Maricopa

On this 8th day of June, 2021, before me personally appeared Linda Tuero Lindsley, Trustee of Linda Tuero Lindsley Revocable Trust dated February 8, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of June, 2021.

Tiffany M Myles
Notary Signature
My commission expires: January 31, 2025

Tiffany M Myles
Commission # 596455
Notary Public - Arizona
Maricopa County
My Commission Expires
January 31, 2025

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno
Signature

State of Tennessee
County of Davidson

Personally appeared before me Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside
Notary's Signature

My Commission Expires: 1/3/23
Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON