Karen Johnson Davidson County
Batch# 671995 DEEDWARR
07/07/2021 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $917.23
20210707-0091312

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,900.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2021.

Elsi Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELSA WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

JM-SB-KW-21-120

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)
Rachel Hoge	Lending Hand Mortgage	
(NAME)	(NAME)	
120 Shadow Glen Dr	510 Lentz Dr	161-16-0A-049.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Madison, TN 37115	
(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, **APRIL GARERI MAINS, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL HOGE, A SINGLE WOMAN**, 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 in Davidson County, Tennessee, being Unit No. 49 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. 20040713 0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to April Gareri by Warranty deed from Jackie A. Chatham, unmarried of record in Instrument No. 20071008-0119708 Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on October 08, 2007.

The said April Gareri has since married and is now known as April Gareri Mains.

The spouse of the grantor joins in the execution of this instrument for the purpose of conveying their marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument 20040720-0086706, corrected in Instrument No. 20040317-0030572, as supplemented in Instrument No. 20040713-0083179, corrected in Instrument No., supplemented in Instrument No. 20040713-0083170, corrected in Instrument No. 20040720-0086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921 and Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas and open space in Instrument No. 20050127-0010261 and Instrument No. 20051114-0137526, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.
- Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 7900, page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway

in Book 8064, page 831, amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.
- Easement for Drainage in Book 7382, page 755, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130517-0050094, 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: **120 Shadow Glen Dr, Nashville, Tennessee 37211**.

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 1st DAY OF JULY, 2021.

7/1/21
April Gareri Mains

7/1/21
Andrew Mains

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW MAINS, the within named bargainor, 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, this the 1st of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/2021 (date ~~of document~~).

Affiant Signature

7/6/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of JUN, 2021.

Notary's Signature

NOTARY'S SEAL

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025