Karen Johnson Davidson County
Batch# 688101 DEEDWARR
07/30/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20210730-0103156

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of July, 2021.

(Affix Seal) Notary Public

My Commission Expires:

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

2021-1902-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelsey L. Leaverton 914 Governors Court Nashville, TN 37013	Churchill Mortgage Corporation 1749 Mallory Lane, Ste 100 Brentwood, TN. 37027	Map/Parcel 181 05 0A 914.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shelby Taylor Arnold, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelsey L. Leaverton, a single woman**, hereinafter called the GRANTEE, her heirs 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. 914 on the Plan of Mill Ridge Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Mill Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0017114, as Attorney's Certificate recorded in Instrument No. 20190726-0073874, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plan of Mill Ridge Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20180222-0017114, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Shelby Taylor Arnold, a single woman, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190628-0062856, in the Register's Office of Davidson County, Tennessee, dated June 27, 2019 and recorded on June 28, 2019.

This conveyance is subject to the following: Metropolitan taxes for the year 2021, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 914 Governors Court, Nashville, TN 37013 .

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 30th day of July, 2021:

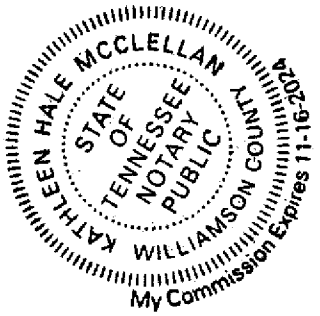
Shelby Taylor Arnold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of July, 2021, before me personally appeared Shelby Taylor Arnold, 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 23 day of July, 2021.

Notary Signature
My commission expires: 11/16/2024



Tennessee Certification of Electronic Document

I, John A Bell, Jr, 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 July 30, 2021 (date of document).

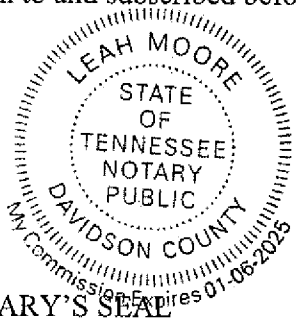
Regina Sullo
Affiant Signature

July 30, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2021.



Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL