WARRANTY DEED

Karen Johnson Davidson County
Batch# 688314 DEEDWARR
08/02/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.13
20210802-0103451

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. BC-21-768

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $824,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 11-06-24

(AFFIX SEAL)

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
Tara A. Waters	New owner	
(NAME)	(NAME)	
824A Horner Avenue		118-02-0R-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Gregory Scott Everett and Holly Elizabeth Wade, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara A. Waters, an unmarried woman**, 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. A on the Plan of Horner Close Townhomes, as shown on Exhibit C in Instrument No. 20150108-0001975, in the Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Instrument No. 20150109-0002704, said Register's Office, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heidi Wingard Shappell, married by Warranty deed from Don Hays of record in Instrument No. 20150109-0002706 Register's Office for Davidson County, Tennessee, dated January 08, 2015 and recorded on January 09, 2015.

Being the same property conveyed to Heidi W. Shappell, Trustee of The Heidi W. Shappell Revocable Trust dated March 12, 2015 by Quitclaim deed from Heidi Wingard Shappell of record in Instrument No. 20150313-0021842 Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 13, 2015.

Being the same property conveyed to Gregory Scott Everett, a single man by Warranty deed from Heidi W. Shappell, Trustee of The Heidi W. Shappell Revocable Trust of record in Instrument No. 20200213-0016362 Register's Office for Davidson County, Tennessee, dated February 12, 2020 and recorded on February 13, 2020.

This is property more commonly known as 824A Horner Avenue, Nashville, TN 37204.

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 19th day of July, 2021.

Gregory Scott Everett

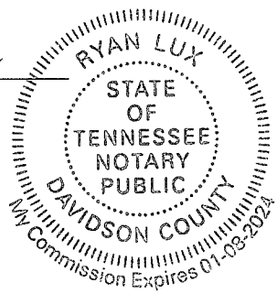
Holly Elizabeth Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2021, before me personally appeared Gregory Scott Everett and Holly Elizabeth Wade, 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 19th day of July, 2021.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Evelin Alexandru 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 02/13/2020 (date of document).

Affiant Signature

July 30 2021
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024