Karen Johnson Davidson County
Batch# 689650 DEEDWARR
08/04/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20210804-0104581

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-12597-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $271,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2021.

Notary Public
My Commission Expires: 03/13/2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Tanya Hembree Dan Hembree 7305 Stirrup Lane Fairview, TN 37062	Highlands Residential Mortgage, LTD 950 W Bethany Drive, Suite 800 Allen, TX 75013	161-16-A-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Parisa Oden aka Parisa Oden Spurlock, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tanya Hembree and Dan Hembree, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element situated within Davidson County, Tennessee, being Unit No.112, Building 18, together with appurtenant common elements, of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Condition and Restrictions for the Townhomes of Shadow Glen, a horizontal property regime with private elements of record in as of record in Instrument No. 20040315-0029248; as corrected in Instrument No. 20040317-0030572; and in Instrument No. 20040720-0086706; as amended and supplemented in Instrument No. 20040713-0083179; Instrument No. 20040720-0086707; 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; Instrument No. 20051206-0147464 and in Instrument No. 20060124-0009112. Register's Office for Davidson County, Tennessee. Said Unit being depicted on the site-plan attached as exhibit to the Third Supplementary Declaration for the Townhomes of Shadow Glen, of record in Instrument No. 20050118-0005927, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Shadow Glen provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Parisa Oden, an unmarried person, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated August 12, 2005, recorded on August 18, 2005, of record in Instrument No. 20050818-0098100, and being further conveyed to Parisa Oden Spurlock, by Quitclaim Deed from J. Samuel Spurlock, dated June 23, 2021, of record in Instrument No. 20210624-0086037, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **310 Shadow Glen Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of July, 2021.

GRANTOR:

Parisa Oden Spurlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Parisa Oden Spurlock, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of July, 2021.

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Notary Public
My Commission expires: 3/3/2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

August 2, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd **day of** August, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

