Karen Johnson Davidson County
Batch# 693768 DEEDWARR
08/10/2021 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210810-0107446

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4900

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of August, 2021

Notary Public

Commission Expires: 3/15/25

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Nathaniel McDowell and Tori Cammon 110 Nashboro Greens Nashville, TN 37217	American Pacific Mortgage Corporation And/or Warehouse Lenders 1200 Clinton Street Nashville, TN 37203	135-11-0C-036.00-CO

WARRANTY DEED

FOR AND IN 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,

Darlene Anderson, unmarried and Thomas Walter Shea, as joint tenants with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Nathaniel McDowell and Tori Cammon, husband and wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 36, Horizontal Property Regime Private Element Plat, Phase One on the Plan of Nashboro Village, Tract 18, as of record in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darlene L. Anderson, unmarried by Warranty deed from Joan M. Loftis, unmarried of record in Instrument No. 20130904-0093108 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 04, 2013.

Being the same property conveyed to Darlene Anderson, unmarried and Thomas Walter Shea, as joint tenants with rights of survivorship by Quitclaim deed from Darlene L. Anderson, unmarried of record in Instrument No. 20140926-0088695 Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on September 26, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 110 Nashboro Greens, Nashville, TN 37217

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 so 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.

Dated this the 5th day of August, 2021.

Darlene L. Anderson

Thomas Shea

STATE OF ~~TENNESSEE~~ BT ARIZONA
COUNTY OF ~~WILLIAMSON~~ BT MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darlene L. Anderson and Thomas Shea** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this ~~5th~~ 4 BT day of August, 2021.

BOBBI TOLLIVER
Notary Public - Arizona
Pinal County
Commission # 549087
My Comm. Expires Jul 18, 2022

Notary Public
My Commission Expires: 7-18-22

(Notary Seal)

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8-5-21.

Affiant Signature

8-6-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-6-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON