Karen Johnson Davidson County
Batch# 705600 DEEDWARR
08/26/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $902.80
20210826-0115632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-8-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC. 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Shavone Ewin	SEND TAX BILLS TO: Shavone Ewin	MAP-PARCEL NUMBERS
(NAME) 3401 Anderson Rd #82	(NAME) 3401 Anderson Rd #82	136150B08200CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, **David R Odden, a married man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shavone Ewin, an unmarried woman ,** HEREINAFTER CALLED THE GRANTEE, HER 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. 82, on the plan of Horizontal Property Regime (Private Element) Phase 2, SMITH SPRINGS Townhomes, of recor din Instrument No. 20000828-0084429 (erroneously referred to as Plat Instrument No. 20010629-0068937 in prior deeds), Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David R. Odden, married, by virtue of that certain Warranty Deed dated December 26, 2003, and being of record at Instrument No. 20040115-0006417 in the Register's Office of Davidson County, Tennessee.

Alida Odden joins in this conveyance to transfer any and all marital interest she has in the above described property as the spouse of David R. Odden.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book Instrument No. 20000828-0084429, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 11666, Page 151 and Instrument No. 20010730-0080392, Subject to By-Laws for record in Book 11666, Page 191, Charter recorded at Book 11666, page 149, Easements of record at Instrument No. 20171127-0120856, Subject to Agreement of record in Book 11540, Page 482, Subject to Rules and Regulations of record in Instrument No. 20110816-0063130, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3401 Anderson Rd. #82 Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 23rd day of August, 2021.

David R Odden

Alida Odden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David R Odden and Alida Odden** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of August, 2021.

Notary Public
My Commission Expires: 7-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, HOLLY A MASON, 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 August 23rd 2021.

Affiant Signature

8/23/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022