When recorded, return to:
Providence Title, LLC
25 Century Boulevard, Suite 402
Nashville, TN 37214
File Number: _____

Karen Johnson Davidson County
Batch# 712948 DEEDWARR
09/10/2021 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20210910-0121639

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-13482-RL-s

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 31st day of August, 2021.

Notary Public
My Commission Expires: 11/08/2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon T. Byles 2548 Murfreesboro Pike, #1 Nashville, TN 37217	Shannon T. Byles 2548 Murfreesboro Pike, #1 Nashville, TN 37217	149 03 0J 001.00-CO

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Latrina Walker, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Shannon T. Byles, a single woman, hereinafter called the Grantee(s), his/her/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. 1 on the Plan of Townview Place, Lot4A Townhomes, a Horizontal Property Regime as shown on Exhibit B of the Declaration of Covenants, Conditions and restrictions for Townview Place, Lot4A Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument Number 20170313-0024399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Latrina Walker, single woman, by Warranty Deed from TW1, LLC, of record in Instrument No. 20190722-0071863, in the Register's Office of Davidson County, Tennessee, dated July 19, 2019 and recorded on July 22, 2019.

This is improved property located at: **2548 Murfreesboro Pike, #1, Nashville, TN 37217**

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 their 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 31 day of August, 2021.

GRANTOR:

Latrina Walker

Latrina Walker

STATE OF California

COUNTY OF San Joaquin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Latrina Walker, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31 day of August, 2021.

A. C. Hamilton

Notary Public
My Commission expires: June 8, 2023

A. E. HAMILTON
COMM. #2291974
Notary Public - California
San Joaquin County
My Comm. Expires June 8, 2023

NRO1 NRO1

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 8/31/21.

Holly A Mason
Affiant Signature

9/1/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of September, 2021

Notary's Signature

(Notary Seal)

My Commission Expires: 3.3.2025

202109100121639