THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736127** Karen Johnson Davidson County Batch# 715427 **DEEDWARR** 09/14/2021 11:53:50 AM 2 pgs Fees: $13.00 Taxes: $2,327.30 20210914-0123076	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $629,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
~~Nashville, TN 37215~~

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eva Paprocki 5217 Mountainbrook Circle Hermitage TN 37076	New Owner	Tax Parcel ID No. 085 04 0A 324.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Lee Shelley and Jeanna Deann Shelley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eva Paprocki, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 324, The Reserve at Stone Hall (Formery Eversong At Ravenwood) Phase 1, Section 3b Planned Unit Development, of record in Instrument No. 20160421-0038888, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Lee Shelley and Jeanna Deann Shelley, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20170831-0089733, in the Register's Office of Davidson County, Tennessee, dated August 24, 2017 and recorded on August 31, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Reserve at Stone Hall (Formery Eversong At Ravenwood) Phase 1, Section 3b Planned Unit Development, as recorded in Plat Instrument No. 20160421-0038888.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090310-0021482 and Amended in Instrument Nos. 20090407-0031921, 20090515-0044929, 20090623-0058338, 20120202-0009628 and Supplemented in Instrument Nos. 20120207-0011118, 20161013-0108472.

Easement for Flowage, recorded in Book 2244, Page 399.

Easement for A Water Line, recorded in Book 4212, Page 147.

Easement for Agreement, recorded in Book 7292, Page 968.

Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116287.

Easement for Water Mains and Appurtenances, recorded in Instrument No. 20030328-0040734.

Easement for Water Line and Maintenance, recorded in Instrument No. 20060801-0093487.

Easement for Certification of Grant of Right of Way and Road Construction, recorded in Instrument No. 20090421-0036252.

Easement for Sanitary Sewers And/Or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20100720-0056497, 20100720-0056521.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060809-0097670, 20070730-0089806.

Inspection and Maintenance Agreement For Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090615-0055321.

This is improved property located at 5217 Mountainbrook Circle Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of September, 2021.

David Lee Shelley

Jeanna Deann Shelley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Lee Shelley and Jeanna Deann Shelley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022