Name and Address of New Owner:
Shannon Maier
713 44th Avenue North
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 720201 DEEDWARR
09/20/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210920-0126137

Send Tax Bills To:
Shannon Maier
713 44th Avenue North
Nashville TN 37209

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 091 12 0N 001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Emily A. House and Michael E. Gabrys, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shannon Maier, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit 1 on the Plan of The Grove at 44th Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for The Grove at 44th Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140506-0038578, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Emily A. House and Michael E. Gabrys, wife and husband, by Warranty Deed from Curtis M. Groves and Faith J. Groves, husband and wife, of record in Instrument No. 20150224-0015655 Register's Office for Davidson County, Tennessee, dated February 17, 2015 and recorded on February 24, 2015. (Value of consideration shown in aforementioned deed $319,900.00.)

Being also known as 713 44th Avenue North, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of September, 2021.

Michael Edward Gabrys (SEAL)

Emily Anne House (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Edward Gabrys and Emily Anne House, 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.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 9th day of September, 2021.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

PATRICIA DARNELL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Sworn to and subscribed before me this
9th day of September, 2021.

Notary Public
My commission expires: 12-01-2025

File No. 2021-1793

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 09.09.2021 (date of document).

Affiant Signature

09.09.2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2025

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202109200126137