THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836898** Karen Johnson Davidson County Batch# 720841 DEEDWARR 09/21/2021 11:33:57 AM 2 pgs Fees: $13.00 Taxes: $595.70 20210921-0126675	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $161,000.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2021. Notary Public My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Ethan F. Shy 6680 Charlotte Pike Unit K6 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-07-0A-111.00 CO

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, **Walter B. Anacker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ethan F. Shy, unmarried and Daniel Randolph Shy, married as tenants in common with right of survivorship**, ("Grantees"), their 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 Unit No. K-6, on the Horizontal Property Regime for West Meade Condominium, as recorded in the Master Deed of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, pages 415 and 418, Instrument No. 20120724-0065040, which was corrected by Scrivener's Affidavit of record in Instrument No. 20120817-0074026, and as shown on plat of record in Plat Book 5200, page 430, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to WALTER B. ANACKER, by deed from KATHY MARIE KARNS, of record in Instrument No. 20161020-0110854 , dated October 14, 2016 , said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 102-07-0A-111.00 CO.

Matters shown on the Plan of record in Book 5200, page 430, said Register's Office.

Master Deed of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, pages 415 and 418, Instrument No. 20120724-0065040, which was corrected by Scrivener's Affidavit of record in Instrument No. 20120817-0074026, said Register's Office.

This is improved property located at 6680 Charlotte Pike Unit K6 Nashville TN 37209

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 17th day of September, 2021.

Walter B. Anacker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter B. Anacker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2021.

Notary Public

My Commission Expires: _____

