Karen Johnson Davidson County
Batch# 723946 DEEDWARR
09/27/2021 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,570.50
20210927-0129062

TT 36594

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210837079**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $965,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2021. Notary Public My Commission Expires: 3/10/24

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael Joseph Malo and Stacy Lynn Malo 1818A Shackleford Road Nashville TN 37215	Send Tax Bills To: Sirva Mortgage, Inc. 6200 Oak Tree Blvd., Ste. 300 Independence, OH 44131	Tax Information: Tax Parcel ID No. 131 03 00 71.00

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, **GardWill, LLC, a Tennessee Limited Liability Company and James P. Goza, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Joseph Malo and Stacy Lynn Malo, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1818 Shackleford, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1818 Shackleford, a Horizontal Property Regime, of record in Instrument No. 20200123-0008128 and Affidavit of Scrivener's Error recorded in Instrument No. 20200123-0008488, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the property conveyed to GardWill, LLC, a Tennessee limited liability company and James P. Goza, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20200122-0007919, in the Register's Office of Davidson County, Tennessee, dated January 21, 2020 and recorded on January 22, 2020.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Birdhaven, as recorded in Plat Book 1130, Page(s) 30.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008128 and Affidavit of Scrivener's Error recorded in Instrument No. 20200123-0008488.
Easement for Storm Sewer, recorded in Book 3893, Page 190.

This is improved property located at 1818A Shackleford Road Nashville TN 37215

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 15th day of September, 2021.

GardWill, LLC

MEMBER

BY: Nathan Graham, Authorized Agent

James P. Goza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 15th day of September, 2021.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan Graham, with whom I am personally acquainted, and who acknowledged themselves to be Authorized Agent of GardWill, LLC, a Tennessee Limited Liability Company, the within named bargainer, and that they as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Authorized Agent.

Witness my hand, at office, this 15th day of September, 2021.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/15/2021.

George E. Mudter, Jr.
Dated 9/15/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/15/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023