Name and Address of New Owner:
1003 11th LLC
500 Creative Way unit 13
Send Tax Bills To: Madison, TN 37115
Same

Karen Johnson Davidson County
Batch# 731348 DEEDWARR
10/07/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20211007-0134809

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105 1 4A 17.00

**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, **Keith Shackleford, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **1003 11th, LLC,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property 1:
1003 11TH AVENUE S.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 17 OF ARCHER AT 12TH HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO. 20160908-0094811, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT "D" TO SAID DECLARATION AND BY-LAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, AND INCORPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO KEITH SHACKLEFORD, UNMARRIED, BY WARRANTY DEED FROM ARCHER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON NOVEMBER 14, 2016, OF RECORD IN INSTRUMENT NO. 20161114-0119964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1003 11TH AVE. S., NASHVILLE, TN 37203.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 4th day of October, 2021.

_____(SEAL)
Keith Shackleford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2021, before me personally appeared Keith Shackleford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of October, 2021.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2022

**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 $1,025,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of October, 2021.

Notary Public
My commission expires:_____
File No. 2021-3217

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

**Tennessee Certification of Electronic Document**

I, John A. Bell Jr., 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 Oct 4, 2021 (date of document).

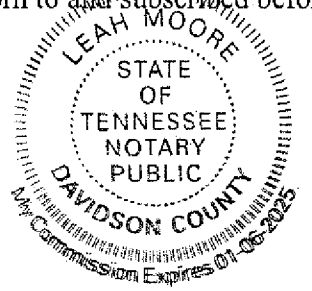
Affiant Signature

Oct. 5, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5 day of Oct, 2021.




Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL