Karen Johnson Davidson County
Batch# 733482 DEEDWARR
10/11/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211011-0136151

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6468

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of September, 2021

Notary Public

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Blanchard and Jessica Blanchard 601 Shadow Glen Drive Unit #135 Nashville, TN 37211	Mortgage Research Center, LLC dba Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	161-16-0A-135.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lauren Nichole Riggs, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Blanchard and Jessica Mizell, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 135 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040720-0086706; amended in Instrument No: 20050520-0056887; annexed and depicted on Exhibit "A" in the Sixth Supplementary in Instrument No: 20051007-0121715, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen S. Riggs by Warranty Deed from Christopher J. Brown, joined by his wife, Amaranea Brown of record in Instrument No. 20140804-0069571 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 04, 2014.
Being the same property conveyed to Lauren Nichole Riggs by Quitclaim Deed from Kathleen S. Riggs of record in Instrument No. 20190501-0040436 Register's Office for Davidson County, Tennessee, dated April 27, 2019 and recorded on May 01, 2019. Joseph Baugh hereby joins in the execution of this deed to convey any and all martial rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 601 Shadow Glen Drive, Unit #135, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of September, 2021.

Lauren Nichole Riggs

Lauren Nichole Riggs

Joseph Baugh

Joseph Baugh

STATE OF Colorado
COUNTY OF Larimer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lauren Nichole Riggs and Joseph Baugh** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Collins (city), Colorado (state) this 27th day of September, 2021.

TARA HUCKABAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204028110
MY COMMISSION EXPIRES AUGUST 13, 2024

Tara Huckabay

Notary Public
My Commission Expires: August 13, 2024

(Notary Seal)

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/27/21.

Affiant Signature

9/28/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON