Karen Johnson Davidson County
Batch# 749244 DEEDWARR
11/04/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20211104-0147614

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2021.

Notary Public:
My Commission Expires: 5.14.2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Cutter James Cannon and Camille Marie Cannon 1009 Shadow Lane, Unit A Nashville TN 37206	New Owner Synovus Bank 300 Shade Creek Pkwy Birmingham, AL 35209	084-01-01-001.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alexander C. Down and Kelsey Louise Allan Down, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Cutter James Cannon and Camille Marie Cannon, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit 1009A as created by Declaration Establishing Horizontal Property Regime for "1009 Shadow Lane Townhomes", of record in Instrument Number 20170504-0044307, Register's Office for Davidson County, Tennessee. Reference is also made to the Plan attached to said Declaration as Exhibit "B", to which reference is hereby made for a more comprehensive legal description.

BEING the same property conveyed to Alexander C. Down and Kelsey Louise Allan Down, husband and wife, by Warranty Deed from Infill Homes, LLC, a Tennessee limited liability company (incorrectly shown on deed as a Tennessee limited partnership), dated 11/27/2018 and recorded 11/30/2018 in Instrument Number 20181130-0117215, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Instrument Number 20170504-0044307, including Plan attached as Exhibit "B"; prior Restrictive Covenants of record in Book 3676, Page 361, as amended in Book 3707, Page 356, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on prior plat of record in Plat Book 3600, Page 37, as amended in Book 3805, Page 360 and Book 3862, Page 92, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 1009 Shadow Lane, Unit A, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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.

Witness my/our hand(s) this the 28th day of October, 2021.

Alexander C. Down

Kelsey Louise Allan Down

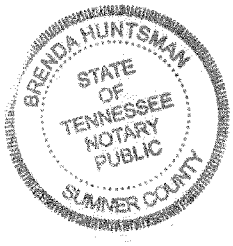
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Alexander C. Down and Kelsey Louise Allan Down, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of October, 2021.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman



CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-28, 2021.

Affiant
Date: November 1, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY