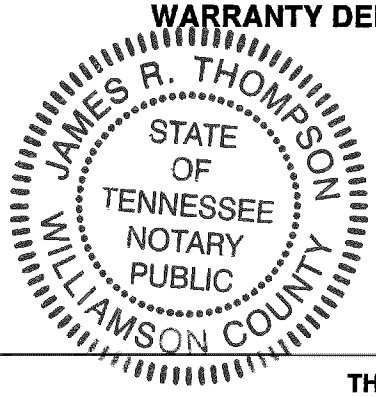
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-15-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charli Brown	Highland Residential Mortgage	091-11-0V-001.00
(NAME)	(NAME)	
4908 Delaware Avenue, Unit A	950 W. Bethany Drive, Ste 800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Allen, TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Shelly A. Dore', hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Charli Brown and Robert Neill Brown, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit No. 1 as established in Declaration of Covenants, Conditions and Restrictions for Homes at Delaware Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171116- 0117917, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Who acquired said interest in Instrument Number 20210302-0026833, filed on March 2, 2021, Davidson County Tennessee.

Being the same property conveyed to Shelly Ann Dore' by deed from MAD-SHU Properties, LLC, a Tennessee limited liability company dated February 26, 2021 and recorded on March 2, 2021 in Instrument No: 20210302-0026833, Register's Office for Sumner County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4908 Delaware Avenue, Unit A, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 754069 DEEDWARR
11/12/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20211112-0151063

File No.: 1457783
Warranty Deed TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of November, 2021..

Shelly D. Dore'

Shelly A. Dore'

State of Louisiana
County of Lafayette
Parish

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelly Ann Dore', the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of November, 2021.

Notary Public:
My Commission Expires: at death

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

TARA DANTIN
Notary Public
State of Louisiana
Lafayette Parish
Notary ID # 92117
My Commission is for Life

Certificate of Authenticity

I, **Nick Harris,** 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 11-2-2021.

Affiant Signature

11-2-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of November, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY