Karen Johnson Davidson County
Batch# 754932 DEEDWARR
11/15/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20211115-0151587

PREPARED BY (AND RETURN TO):

*Wilkins and Ivey Attorneys at Law*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 62176
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Avin Nazi<br>309 Shadow Glen Drive<br>Nashville, TN 37221 | NEW Owner |

**TAX MAP PARCEL NUMBERS:** 161160A09000CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$276,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brandon Clay Taylor, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Avin Nazi, an unmarried woman**, hereinafter called the **Grantee**, Grantee's 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 90 on the Plan of Townhomes of Shadow Glen, as established by the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Inst. No. 20040720-0086706, corrected in Inst. No. 20040317-0030572 and amended in Inst. No. 20050520-0056887 and shown as Exhibit "A" to the Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Inst. No. 20050118-0005927, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Clay Taylor by Warranty Deed from Kaitlin M. Harless and Stephen P. Harless dated May 31, 2016 and recorded on June 2, 2016, of record in Inst. No. 20160602-0055340, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in as established by the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Inst. No. 20040720-0086706, corrected in Inst. No. 20040317-0030572 and amended in Inst. No. 20050520-0056887 and shown as Exhibit "A" to the Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Inst. No. 20050118-0005927, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Inst. No. 20040720-0086706, corrected in Inst. No. 20040317-0030572 and amended in Inst. No. 20050520-0056887 and Inst. No. 20050425-0045905, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, page 831 and Inst. No. 20000114-0004981, said Register's Office; Charter of Townhomes of Shadow Glen

Homeowners Association of record in Inst. No. 20040316-0029917, said Register's Office; Agreement regarding grant of utility easement of record in Inst. No. 20040917-0112429, said Register's Office; Grant of Easement to Comcast of Nashville of record in Inst. No. 20130517-0050094, said Register's Office; Stormwater Detention Agreement of record in Inst. No. 20030903-0127692, said Register's Office.

**This is improved property, known as 309 Shadow Glen Drive, Nashville, TN 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 8th day of November, 2021.

Brandon Clay Taylor

**State of Tennessee**

**County of Davidson**

On this 8th day of November, 2021, before me the undersigned authority, personally appeared Brandon Clay Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

**State of Tennessee**

**County of ~~Davidson~~ Sumner**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $276,000.00.

Affiant

Sworn and subscribed before me this 8th day of November, 2021.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary

My Commission Expires: 10/21/2024

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 11/8/2021 (date of document).

Jennifer Russell
Affiant Signature

11/9/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

