Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1629 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 755512 **DEEDWARR**
11/16/2021 11:08:45 AM 3 pgs
Fees: $18.00 Taxes: $1,455.84

20211116-0152345

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $393,470.00.

Affiant

Subscribed and sworn to me on 11 day of November, 2021

NOTARY PUBLIC

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (WHB)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35255

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sarah E. Bills and Sam C. Bills, Jr. 4505 Harding Pike #163 Nashville, TN 37205	New Owner	116-03-0B-163.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KAREN A. SHANKS UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SARA E. BILLS, an unmarried woman, and SAM C. BILLS, JR., a married man, as joint tenants with right of survivorship**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit 163, also known as Apartment No. 163, on the Plan of Royal Oaks Apartments of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5282, Page 972, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen A. Shanks, unmarried, by Warranty Deed from Darlene B. Peters, unmarried, of record in Book 11146, Page 855, Register's Office for Davidson County, Tennessee, dated October 06, 1998 and recorded on October 07, 1998.

The conveyance of the above-described parcel of land is subject to the following:

1. **Taxes for the year 2021, a lien not yet due and payable, which have been prorated by the parties and assumed by the Grantees.**
2. **Subject to all matters shown on the Plan of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee.**
3. **The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Associationof record in Book 5282, Page 972 with By-Laws appended thereto at Book 5282, Page 992, Register's Office for Davidson County, Tennessee.**
4. **Charter of 4505 Harding Road Homeowners' Association of record in Book 5282, Page 501, in the Register's Office for Davidson County, Tennessee.**
5. **Easement of record in Book 5144, Page 244 and Book 4660, Page 59, in the Register's Office for Davidson County, Tennessee.**
6. **Easements and Reservations contained in Deed of record in Book 4744, Page 370, modified in Book 4978, Page 524 and Book 4978, Page 524, in the Register's Office for Davidson County, Tennessee.**
7. **Easement of record in Book 3165, Page 607, in the Register's Office for Davidson County, Tennessee.**
8. **Easement for Sanitary Sewer of record in Book 3347, Page 188, in the Register's Office for Davidson County, Tennessee.**
9. **Easement for Sanitary Sewers and/or storm drainage of record in Book 4835, Page 964, in the Register's Office for Davidson County, Tennessee.**
10. **Easement for Driveway of record in Book 4668, Page 986, in the Register's Office for Davidson County, Tennessee.**
11. **Easement for Sanitary Sewers of record in Book 3958, Page 152, in the Register's Office for Davidson County, Tennessee.**
12. **Appointment of Successor Trustee of record in Book 5673, Page 622, in the Register's Office for Davidson County, Tennessee.**
13. **Agreement relating to Construction, Maintenance and Repair of record in Instrument Number 20031024-0157202, in the Register's Office for Davidson County, Tennessee.**
14. **Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.**

15. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 4505 Harding Pike #163, Nashville, TN 37205.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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.

WITNESS our hands this 11th day of November, 2021.

KAREN A. SHANKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Karen A. Shanks unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 11th day of November, 2021.

Notary Public, State of Tennessee
My Commission Expires: March 7, 2023