WARRANTY DEED

Karen Johnson Davidson County
Batch# 766085 DEEDWARR
12/02/2021 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20211202-0159795

T-CS-21-2417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.14.2025

(AFFIX SEAL)

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/ PARCEL NUMBER (S)
SN Tennessee, LLC	**New Owner**	
(NAME)	(NAME)	**050-02-0A-126.00-CO**
8390 E. Via de Ventura		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85258		
(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 consideration, the receipt of which is hereby acknowledged, **NICHON SHANNON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SN TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Final Plat, Belle Arbor PUD, Phase 4 (Formerly known as Victory Village PUD) of record in Plat at Instrument No. 20180503-0042421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nichon Shannon by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20181129-0116560 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 29, 2018.

This conveyance is subject to:
- Taxes for the year 2022 ansd thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20180503-0042421, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100203-0008782 and amended in Instrument No. 20160225-0018112 and Instrument No20171116-0117974 and Instrument No. 20171122-0119839 and Instrument No. 20180105-001817, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Inspection and Maintenance Agreement of record in Instrument Number 20080513-0049052, 20100903-0070291, 20170918-0095214, 20170719-0072840, 20170918-0095216 and 20171130-122273, in the Register's Office for Davidson County, Tennessee.
- Storm Drainage Easement of record in Instrument Number 202160128-0008211 and 20160128-008261 and Book 6218 page 217, and Book 6181, page 43, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities of record in Instrument Number 20160127-0007948, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment - Agricultural of record in Instrument Number 20140722-0065104, Instrument No. 20140722-0065105, Instrument No. 20120213-0012668 and Instrument No. 20180302-0019975, in the Register's Office for Davidson County, Tennessee.
- The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
- Quitclaim Deed to Belle Arbor Homeowner's Association, Inc., a Tennessee corporation, of record in Instrument No. 20180410-0033776, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2417 Solomon Lane, Nashville, Tennessee 37207**.

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), their heirs and 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), 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 my/our hand(s) this the 29 DAY OF NOVEMBER, 2021.

Nichon Shannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES ON DECEMBER 23, 2023
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 11-29, 2021.

Affiant
Date: November 30, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY