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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 211238778**<br><br>Karen Johnson Davidson County<br>Batch# 783245 **DEEDWARR**<br>01/03/2022 01:01:12 PM 3 pgs<br>Fees: $18.00 Taxes: $980.50<br>20220103-0000534 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of December, 2021.<br><br>Notary Public<br>My Commission Expires: _____<br><br>JEROLYN LYNNETTE SWITZER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 3, 2025 |

## WARRANTY DEED

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| Address New Owner:<br>Brianna M. Homer<br>153 Shadow Glen Drive<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>161-16-0A-027.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer K. Adams and husband, Heath S. Adams,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brianna M. Homer, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 27 of The Townhomes of Shadow Glen, located in Nashville, TN, together with Easements as shown on the plat of The Townhomes of Shadow Glen, recorded as an Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No, 20040315-0029248 as amended in Instrument No, 20041021-0126776, re-recorded in Instrument No. 20041025-0128065, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No, 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20060124-0009112, Instrument No. 20051207-0147464, Instrument No. 20051107-0134921, Instrument No, 20051007-0121715, Instrument No. 20050520-0056887 and Instrument No. 20050425-0045905, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Townhomes of Shadow Glen, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No, 20041021-0126776, re-recorded in Instrument No. 20041025-0128065, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, Instrument No. 20040713-0083179, Instrument No. 20040720-086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20060124-009112, Instrument No. 20051207-0147464, Instrument No. 20051107-0134921, Instrument No. 20051007-0121715, Instrument No. 20050520-0056887 and Instrument No. 20050425-0045905, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Jennifer K. Adams and husband, Heath S. Adams by Warranty deed from Christopher J. Crosby and wife, Rachel Crosby of record in Instrument No. 20090619-0057256 Register's Office for Davidson County, Tennessee, dated June 17, 2009 and recorded on June 19, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may

be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien due and payable, but not delinquent.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument 20040720-0086706, corrected in Instrument No. 20040317-0030572, as supplemented in Instrument No. 20040713-0083179, corrected in Instrument No., supplemented in Instrument No. 20040713-0083170, corrected in Instrument No. 20040720-086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921 and Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, 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
Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.

Conveyance of common areas and open space in Instrument No. 20050127-0010261, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.

Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Plat Book 7900, page 38, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, page 831, amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.

Easement for Drainage in Book 7382, page 755, Register's Office for Davidson County, Tennessee.

Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20130517-0050094, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 153 Shadow Glen Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 29th day of December, 2021.

Jennifer K. Adams

Heath S. Adams

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer K. Adams and Heath S. Adams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 13, 2022