THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue, Suite 540 Nashville, TN 37203 P21-4096-WE	STATE OF Tennessee COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$282,500.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 5.14.25

Karen Johnson Davidson County
Batch# 791293 DEEDWARR
01/14/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20220114-0006253

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alejandre Wrobel- Dimura and Maria Boyd	First Community Mortgage	MAP:
129 Shadow Glen Drive	275 Robert Rose Drive	PARCEL: 161-16-0A-015.00-CO
Nashville TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **AMANDA FURNAS, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEJANDRE WROBEL-DIMURA, an unmarried man AND MARIA BOYD, an unmarried woman as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit No. 15, Building 3 on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Common Elements, as shown on Exhibit A-1 to and established by the Declaration of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; amended in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-0086707, amended in Instrument No. 20050520-0056887, said Unit No. 15 shown on Exhibit A-1 to said Declaration of Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee, to which reference to is hereby made for a more complete and detailed description.

Being the same property conveyed to Amanda Furnas, single woman by Warranty deed from David Williamson of record in Instrument No. 20170703-0066797 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 03,2017.

Ryan Beightol, joins in this conveyance for the purpose to convey any and all marital interest he may have in subject property as the spouse of Amanda Furnas.

This is UNIMPROVED ☐ ☒ IMPROVED property known as: **129 Shadow Glen Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 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 my/our hand(s) this the 30 day of December, 2021.

Amanda Furnas

Ryan Beightol

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 30 day of Dec. 2021.

My Commission Expires: Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 30 day of Dec. 2021.

My Commission Expires: Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 12-30-2021, ~~2022.~~ LP

Affiant
Date: January 4, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of January 2022.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY