Karen Johnson Davidson County
Batch# 796246 DEEDWARR
01/27/2022 11:31:17 AM 2 pgs
Fees: $13.00 Taxes: $1,150.70

20220127-0009890

STATE OF TENNESSEE
COUNTY OF Collin Texas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Jan, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/30/25
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

NOTARY PUBLIC STATE OF TEXAS
Michael Loyd Shannahan
My Commission Expires
03/30/2025
ID No. 133025108

02-NSH21-03412

Address of New Owner:	Send Tax Bills to:	Tax Information:
Taylor Renee Bacon 26 Fawn Creek Pass Nashville, TN 37214	Taylor Renee Bacon 26 Fawn Creek Pass Nashville, TN 37214	122-01-0A-238.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Latoshia Shantee Williams, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Taylor Renee Bacon, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 13 of Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three of record in Instrument Number 20001011-0101044, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to George W. Priddy by Warranty Deed from Gigi A. Woodruff, unmarried of record in Instrument No. 20141112-0103878, Register's Office for Davidson County, Tennessee, dated November 6, 2014 and recorded on November 12, 2014. (Value of consideration shown in aforementioned deed $141,000.00.)

Being the same property conveyed to Tracy Lynn Priddy, unmarried by Warranty Deed from George W. Priddy, married of record in Instrument No. 20181116-0112963, Register's Office for Davidson County, Tennessee, dated November 2, 2018 and recorded on November 16, 2018. (Value of consideration shown in aforementioned deed $162,500.00.) Being also known as 26 Fawn Creek Pass Unit 13, Nashville, Tennessee 37214.

Being the same property conveyed to Latoshia Shantee Williams, single woman by Warranty Deed from Tracy Lynn Priddy, a single woman of record in Instrument No. 20200318-0030023 Register's Office for Davidson County, Tennessee, dated March 17, 2020 and recorded on March 18, 2020. (Value of consideration shown in aforementioned deed $247,000.00.) Being also known as 26 Fawn Creek Pass 13 Nashville, Tennessee 37214.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **26 Fawn Creek Pass, Nashville, TN 37214**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of January, 2022.

Latoshia Shantee Williams

STATE OF Texas

COUNTY OF Collin

I, Michael Shannahan, Texas, a Notary Public for the County of Collin and State of Tennessee, do hereby certify that Latoshia Shantee Williams, a single woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of January, 2022.

Notary Public

My Commission Expires: 03/30/25

(SEAL)

Michael Loyd Shannahan
My Commission Expires
03/30/2025
ID No. 133025108