THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 802808 DEEDWARR
02/09/2022 12:19:24 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20220209-0015031

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Timothy J. Adair 833 Wren Road, Unit 1 Goodlettsville, Tennessee 37072	Same	034-01-0D-001.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBERLY K. SHELBY (GREGORY) AND RUSSELL E. FREEMAN,** have this day bargained and sold, and do hereby transfer and convey unto the said **TIMOTHY J. ADAIR,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of 833 Wren Road Office Park, a Professional Office Condominium, a horizontal property regime established by Master Deed, of record in Book 10828, page 406, and further defined by Declaration of Covenants, Conditions and Restrictions of record in Book 10838, page 951, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to JOHN SHELBY AND WIFE, KIMBERLY SHELBY, AND THOMAS WAYNE KEY AND WIFE, LUANN KEY, by deed from MAYO ARCHITECHURE ASSOCIATES, LLC, of record as Instrument No. 20010615-0063722, dated June 13, 2001, said Register's Office.

THOMAS WAYNE KEY AND WIFE, LUANNE KEY, conveyed their interest in said property to RUSSELL E. FREEMAN, by deed of record as Instrument No. 20090224-0016343, dated February 23, 2009, said Register's Office.

JOHN H. SHELBY conveyed his interest in said property to KIMBERLY K. SHELBY, by Quitclaim Deed of record as Instrument No. 20200617-0062768, dated June 2, 2020, said Register's Office.

The said KIMBERLY K. SHELBY AND KIMBERLY K. SHELBY (GREGORY) are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$300,000.00**.

Subscribed and sworn to before me
this 8th day of February, 2022.
My Commission Expires: 1/31/2024

Affiant

Judy Callis
Notary Public

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES JAN 31, 2024

This is improved property located at 833 Wren Road, Unit 1, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 8 day of February, 2022.

Kimberly K Gregory
KIMBERLY K. SHELBY (GREGORY)

RUSSELL E. FREEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **KIMBERLY K. SHELBY (GREGORY) AND RUSSELL E. FREEMAN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of February, 2022.

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES JAN 31, 2024

Judy Callis
NOTARY PUBLIC

My Commission Expires: 1/31/2024