Karen Johnson Davidson County
Batch# 808554 DEEDWARR
02/18/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $761.46
20220218-0019296

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $205,800.00 Affiant Subscribed and sworn to before me, this 1 day of February 2022. Notary Public My Commission Expires:

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Richard Shirley and Konahr Shirley 315 Hickory Place Nashville, TN 37214	Send Tax Bills to: New Owner 431 Ashley Dr. New Lenox, IL 60451	Tax Information: Tax Parcel ID No. 096-11-0A-036.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANE A. RUSSELL N/K/A JANE RUSSELL ANASTARIO, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RICHARD SHIRLEY, a married person and KONAHR SHIRLEY, a single person** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit E-3, Phase IV, Hickory Place Condominiums, of record in Book 6654, page 910 and referred to as Exhibit "B" found at page 912 and corrected in Book 6959, page 533, and referred to as Exhibit "B" found at page 535 said corrected Book. Unit E-3 being part of the Unit Plan for Phases 2-8 Sec. I, Hickory Place Condominiums of record in Plat Book 6250, page 795; all references of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.

Being the same property conveyed to Jane A. Russell, unmarried by Warranty deed from Frank Batson Quality Homes, Inc., of record in Book 6936, page 261, Register's Office for Davidson County, Tennessee, dated July 29, 1986 and recorded on August 01, 1986.

This property is not the primary residence of Grantor.

This is improved property commonly known as: **315 Hickory Place, Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 herself, her

successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 7th day of February, 2022.

Jane Russell n/k/a Jane Russell Anastario

Jane A. Russell n/k/a Jane Russell Anastario

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE A. RUSSELL N/K/A JANE RUSSELL ANASTARIO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of February, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the 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 **7/7/2022** (date of document).

Affiant Signature

7/7/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **February**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

