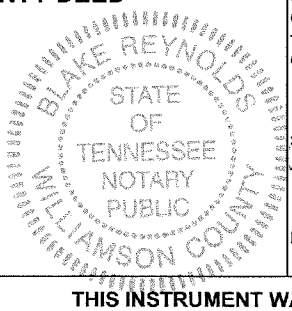
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF February 2022.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandi Nelson	New Owner	161 16 0A 017.00
(NAME)	(NAME)	
133 Shadow Glen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Bethany Rausch f/k/a Bethany A Erber, single**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brandi Nelson and Tyler Nelson, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Unit No. 17, on the Plan of Townhomes of Shadow Glen, as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 200403150029248, Instrument No. 200403170030572, Instrument No. 200407130083179, Instrument No. 200407200086706, and Instrument No. 200407200086707, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description thereof.
Being the same property conveyed to Bethany A. Erber, single by Warranty Deed from Adam D. Carrico and wife, Kailin Carrico, dated 02/23/2018 and recorded 02/26/2018, of record in Instrument 201802260017642, Register's Office for Davidson County, Tennessee.

Matthew Rausch joins in this conveyance to transfer any marital interest he may have in this property.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 7900, Page 38, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 8064, Page 815, Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 200403150029248, and Amendment recorded in Instrument 200403170030572, Instrument 200407200086706, and Supplemental amendment recorded in Instrument 200407130083179, Instrument 200407200086707, Instrument 200410210126776,

Karen Johnson Davidson County
Batch# 817113 DEEDWARR
03/08/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220308-0026072

Instrument 200410250128065, Instrument 200501180005927, Instrument 200503170029206, Instrument 200504250045905, Instrument 200505200056887, Instrument 200510070121715, Instrument 200511070134921, Instrument 200512070147464, and Instrument 200601240009112, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement including terms and conditions thereof as recorded in Book 7382, Page 755, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement Sanitary Sewer and/or Storm Drainage recorded in Book 9640, Page 881, Register's Office for Davidson County, Tennessee. Stormwater Agreement recorded of record in Instrument 200309030127692, Register's Office for Davidson County, Tennessee. Agreement recorded of record in Book 8064, Page 831, and Amendment recorded in Instrument No. 200001140004981, Register's Office for Davidson County, Tennessee. Agreement Regarding Grant of Utility Easement including terms and conditions thereof as recorded in Instrument 200409170112429, Register's Office for Davidson County, Tennessee.
Bylaws of The Townhomes of Shadow Glen Homeowners Association, Inc., of record in Instrument 200403150029248, Register's Office for Davidson County, Tennessee. Quitclaim Deed Convey to Shadow Glen Homeowners Association, Inc., of record in Instrument 200411050133515, Register's Office for Davidson County, Tennessee. Charter of Townhomes of Shadow Glen Homeowners Association, Inc., of record in Instrument 200403160029917, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 133 Shadow Glen Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of February 2022.

Bethany Rausch

Matthew Rausch

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bethany Rausch and Matthew Rausch the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of February, 2022.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 1548301
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Rachel Minton, 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 February 3, 2022.

Rachel Minton
Affiant
Date: February 25, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of February 2022.

Lori Patterson
Notary Public

My Commission Expires: 11-5-2024

