Karen Johnson Davidson County
Batch# 819070 DEEDQC
03/10/2022 10:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220310-0027692

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0

Affiant

Subscribed and sworn to before me this 28th day of February, 2022.

Notary Public
My commission expires: 6/13/2022

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shadow Glen, LLC	Highlands Residential Mortgage	
PO Box 935	950 W. Bethany Dr., Suite 180	161-16-0A-112.00-CO
Franklin, TN 37064	Allen, TX 75013	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Dan Hembree and Tanya Hembree, husband and wife,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Shadow Glen, LLC a Tennessee limited liability company,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 112 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. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dan Hembree and Tanya Hembree, husband and wife by Warranty deed from Parisa Oden a/k/a Paria Oden Spurlock, an unmarried woman of record in Instrument No. 20210804-0104581 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 4, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **310 Shadow Glen Drive, Nashville, TN 37211.**

Witness my/our hands this 28th day of February, 2022.

Dan Hembree **Tanya Hembree**

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 **Dan Hembree and Tanya Hembree**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2021.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 2/28/2022.

D. Shayne Adair

3/1/2022

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 **day of** March, **2022.**

Notary Public
My Commission Expires: 03/13/2022

