Karen Johnson Davidson County
Batch# 822289 DEEDWARR
03/15/2022 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20220315-0029767

**WARRANTY DEED**

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-22-1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Trembley, Joanne Trembley, and Joseph Lee Trembley | | |
| (NAME) | (NAME) | 072-14-1A-001.00-CO |
| 1147 Cahal Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Madison E. Lawrence, a single woman and Fred Shapiro and Harriett W. Shapiro, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Trembley and Joanne Trembley, husband and wife, and Joseph Lee Trembley single with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Unit No. A, The Cottages of Cahal, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cottages of Cahal of record in Instrument Number 20141209-0112573, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Cottages of Cahal, as shown on Exhibit "B" to the Master Deed, of record in Instrument Number 20141209-0112573, said Register's Office, for a more complete identification and description of said Unit.**

**Being the same property conveyed to Madison E. Lawrence and Fred Shapiro and Harriett W. Shapiro, tenants in common by Warranty deed from Cahal Trust, dated October 19, 2015, Amy Ballou, trustee of record in Instrument No. 20160815-0084894 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 15, 2016. (Value of consideration shown in aforementioned deed $234,900.00.) Being also known as 1147 Cahal Avenue A Nashville, Tennessee 37206.**

**This is property more commonly known as 1147 Cahal Avenue, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 24th day of February, 2022.

Madison E. Lawrence

Fred Shapiro by Madison E. Lawrence, his Attorney-In-Fact

Fred Shapiro by Madison E. Lawrence, his Attorney-In-Fact

Harriett W. Shapiro by Madison E. Lawrence, her Attorney-In-Fact

Harriett W. Shapiro by Madison E. Lawrence, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 2022, before me personally appeared me Madison E. Lawrence, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of February, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Madison E. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Fred Shapiro and Harriett W. Shapiro, and that this instrument was executed on behalf of the said Fred Shapiro and Harriett W. Shapiro for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202203150029766, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 24 day of February, 2022.

NOTARY PUBLIC

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Jill Neely, 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 02/24/2022.

Date

Jill M Neely

Affiant Signature

03/07/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of March, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)