Karen Johnson Davidson County
Batch# 825200 DEEDWARR
03/21/2022 09:22:50 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20220321-0031968

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of March, 2022.

Notary Public

My commission expires: 5-5-25

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Erick M. Goin and Anna Mary Elizabeth Shrewsbury** | **New Owner** | **043-10-0C-029.00CO** |
| **234 Jenna Lee Circle** | | |
| **Madison, TN 37115** | | |

FOR AND IN 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, WE,

**Phillip D. Townsend and Cynthia R. Townsend, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Erick M. Goin, a single man and Anna Mary Elizabeth Shrewsbury, a single woman, Joint Tenants with Right of Survivorship**

HEREINAFTER CALLED THE GRANTEES, 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. 29 on the Plan of Bixler Farms Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip D. Townsend and Cynthia R. Townsend, husband and wife, by Warranty Deed, from Melissa D. Mobley, a single woman, dated October 30, 2017, of record in Instrument No. 20171101-0112090, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20161006-0106099, corrected in Instrument No. 20180904-0087251, Register's Office for Davidson County, Tennessee.
Easement and Maintenance Agreement of record in Instrument No. 20100317-0020036, in the Register's Office for Davidson County, Tennessee.
Easement to BellSouth of record in Instrument No. 20070521-0060525, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 8870, Page 845, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20060526-0062495, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6193, Page 129 and Instrument No. 20060526-0062409, in the

Register's Office for Davidson County, Tennessee.
Detention Facility and Easement Agreement of record in Instrument No. 20051129-0143580, in the Register's Office for Davidson County, Tennessee.
Easement Grant and Agreement to remove house of record in Instrument No. 20051129-0143579, in the Register's Office for Davidson County, Tennessee.
Deed to Metropolitan Government of Nashville and Davidson County of record in Book 5698, Page 684, in the Register's Office for Davidson County, Tennessee.
Easement to Madison Suburban Utility District of record in Book 2991, Page 287, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 234 Jenna Lee Circle, Madison, TN 37115.

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 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(s) this 18th day of March, 2022.

Phillip D. Townsend

Cynthia R. Townsend

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Phillip D. Townsend and Cynthia R. Townsend** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2022.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 22-89
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027