Karen Johnson Davidson County
Batch# 840466 DEEDWARR
04/18/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20220418-0044153

# WARRANTY DEED

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$810,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.17.24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jennifer Shaklan and Daniel Brian Shaklan and Marlene Sheila Shaklan<br>2240 Greenwood Ave<br>Nashville, TN 37206 | Same As Owner | 083 03 4G 001.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Martel Meyer and Sarah Meyer, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Brian Shaklan and Jennifer Shaklan, Husband and Wife, and Marlene Sheila Shaklan, a Married Woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1 of 2240 Greenwood Avenue Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenents, Conditions and Restrictions establishing 2240 Greenwood Avenue Cottages, a Horizontal Property Regime, of record in Instrument No. 20170928-0099285, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Martel Meyer and Sarah Meyer, by Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20180925-0094731, in the Register's Office for Davidson County, Tennessee, dated Septembr 21, 2018 and recorded on September 25, 2018.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 2240 Greenwood Ave, Nashville, TN 37206

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(s) this the 8th day of April, 2022.

Martel Meyer

Sarah Meyer

STATE OF TENNESSEE
COUNTY OF DAVIDSONSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Martel Meyer and Sarah Meyer with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 8th of April, 2022.

Notary Public

My Commission Expires: 7-11-22

(SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**TRUE COPY CERTIFICATION**

I, Elizabeth Leonberger, 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 April 8, 2022.

Signature
Date: April 8, 2022

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

On this 8th day of April, 2022 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD