39P

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220339940**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $216,000.00. Affiant Subscribed and sworn to before me, this 18th day of April, 2022. Notary Public My Commission Expires: 7/9/22

Karen Johnson Davidson County
Batch# 844257 DEEDWARR
04/22/2022 12:23:11 PM 2 pgs
Fees: $13.00 Taxes: $799.20
20220422-0046858

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Charles Ryan Kendrick and Natalie Afton Kendrick 3400 Pleasant Valley ~~2601 Hillsboro Pike J16~~ Nashville TN ~~37212~~ 37204	Send Tax Bills To: Capstar Bank 2002 Richard Jones Road Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117 03 0B 158.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen Denise Shackleford fka Kathleen Denise Nichols a single woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Ryan Kendrick and Natalie Afton Kendrick, husband and wife,** ("Grantees"), their, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. J-16, in a Horizontal Property Regime, which is shown on the Revised Plat of The Villager, Condominium Apartments, of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kathleen Denise Nichols, a single woman by Warranty Deed from Leonard M. Cannarozzo, Jr. and spouse, Jeanna Cannarozzo, of record in Instrument No. 20040825-0103042, in the Register's Office of Davidson County, Tennessee, dated August 19, 2004 and recorded on August 25, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised, The Villager, Condominium Apartments, as recorded in Plat Book 5200, Page(s) 201.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager Condominium of record in Book 5434, Page 665, as corrected by instrument(s) of record in Book 5487, Page 967, as Amended By-Laws recorded in Instrument No. 20080416-0038631 and Rules and Regulations recorded in Instrument No. 20090616-0055824; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 4808, Page 424.

Easement recorded in Instrument No. 20130916-0097052.

This is improved property located at 2601 Hillsboro Pike J16 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2022.

Kathleen Denise Shackleford

Kathleen Denise Shackleford f/k/a Kathleen Denise Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen Denise Shackleford f/k/a Kathleen Denise Nichols, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025