Karen Johnson Davidson County
Batch# 848921 DEEDWARR
05/02/2022 09:32:50 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20220502-0050457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0248

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amanda Kittrell, a single woman, and Deborah Kittrell, a single woman	Citizens Bank, N.A.	Map: 141060D17300CO
(NAME) 3443 Harpeth Springs Dr.	(NAME) One Citizens Plaza	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Providence, RI 02903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($315,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PEGGY S. SHACKELFORD, UNMARRIED,

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

AMANDA KITTRELL, A SINGLE WOMAN, AND DEBORAH KITTRELL, A SINGLE WOMAN,

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:

Being Unit No. 173, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument 20030213-0019999, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Peggy S. Shackelford, unmarried, by deed from Kristie Young Borgman, married, f/k/a Kristie L. Young, a/k/a Kristie Y. Borgman, of record in Instrument No. 20120917-0084180, dated September 14, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20030213-0019999, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20021217-0155374, Register's Office for said County; (4) Quitclaim Deed of common areas to Homeowners Association of record in Instrument 20030303-0027398, Register's Office for said County; (5) Right of Way for Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, Register's Office for said County; (6) Charter for Homeowner's Association of record in Instrument 20030218-0020986, said Register's Office; (7) Boundary Plan of record in Instrument 20020709-0082561, Register's Office for said County; (8) Public Utility Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, Register's Office for said County; (9) Ingress and Egress Easement to Cemetery of record in Instrument 20020912-0220994, Register's Office for said County; (10) Easement to Comcast of record in Instrument 20121114-0104692, said Register's Office; (11) Easement to US Sprint Communications Company of record in Instrument 20140114-0003778, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20030205-0016032, amended in Instrument 20050520-0056889 and Instrument 20030218-0020987, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3443 Harpeth Springs Dr., Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29th day of April, 2022.

Peggy S. Shackelford

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 Peggy S. Shackelford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of April, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY