WARRANTY DEED

Karen Johnson Davidson County
Batch# 850037 DEEDWARR
05/03/2022 11:45:28 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25
20220503-0051292

File No. AT-22-2266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Kimberly Akers	New Owner	
(NAME)	(NAME)	
306 Shadow Glen Drive		161-16-0A-114.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Rebecca L. Hughes, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Akers, unmarried**, 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. 114, Building 18, on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Condition and Restrictions of record in Instrument No. 20040315-00292248, as corrected by Instrument No. 20040317-0030572 and as corrected in Instrument No. 20040720-0086706, as further supplemented, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration; Reference is hereby made to supplemental "Plat for the Townhomes of Shadow Glen, shown as the Exhibit to the Third Supplementary Declaration to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20050118-0005927, said Register's Office, for exact placement of said Unit.

Being the same property conveyed to Michael Zogby and Ruth Zogby, husband and wife by Warranty deed from Niloufar Vakil, unmarried of record in Instrument No. 20140310-0019806 Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on March 10, 2014.

Being the same property conveyed to Rebecca L. Hughes, unmarried woman by Warranty deed from Michael Zogby and Ruth Zogby, husband and wife of record in Instrument No. 20200506-0047113 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 06, 2020.

This was not a martial residence.

Being also known as 306 Shadow Glen Drive 114, Building 18 Nashville, Tennessee 37211.

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 2nd day of May, 2022.

Rebecca L. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2022, before me personally appeared Rebecca L. Hughes, 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 2nd day of May, 2022.

Notary Signature
My commission expires:

