Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027 .

Karen Johnson Davidson County
Batch# 850258 DEEDWARR 2
05/04/2022 10:36:06 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220504-0051585

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Julie
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122
MJ-22-1507

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2022

Notary Public

Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler John Sherman 176 Nashboro Greens Nashville, TN 37217	New Owner	135-11-0C-069.00-CO

WARRANTY DEED

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, I/WE,

Wayne Max Showers, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler John Sherman, a single person

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 226 on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Final Plat of Nashboro Village-Tract 18, as shown by plat appearing of record in Book 9700, Page 968 as amended in Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Wayne Max Showers, an unmarried man by Warranty deed from Julie D. Flack, an unmarried person of record in Instrument No. 20180522-0048884 Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 22, 2018.

Jingli Showers joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Wayne Max Showers.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 176 Nashboro Greens, Nashville, TN 37217

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 so 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.

Dated this the 28th day of April, 2022.

Wayne Max Showers

Jingli Showers

STATE OF TENNESSEE
COUNTY OF WILSON

On this 28th day of April, 2022, before me personally appeared Wayne Max Showers and Jingli Showers, 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 28th day of April, 2022.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON