Karen Johnson Davidson County
Batch# 851657 DEEDWARR
05/06/2022 10:39:01 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220506-0052432

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2022. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lisa Lee	**New Owner**	**161-16-0A-061.00CO**
203 Shadow Glen Drive		
Nashville, TN 37211		

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, WE,

Matthew Park, a single man

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

Lisa Lee, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 61, Building 10 on the Plan of The Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040720-0086706, and amended in Instrument No. 20050520-0056887, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Park, a single man, by Warranty Deed from Macon S. Borne, unmarried and Michael J. Weber, unmarried, dated February 28, 2018, of record in Instrument No. 20180302-0019634, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, amended in Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464, Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20040316-0029917, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville of record in Instrument No. 20130517-0050094, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 9640, Page 881, in the Register's Office for Davidson County, Tennessee.
Drainage Easement of record in Book 7382, Page 755, in the Register's Office for Davidson County, Tennessee.

Joint Access Roadway Easement of record in Book 8064, Page 831 and Instrument No. 20000114-0004981, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, in the Register's Office for Davidson County, Tennessee.
Utility Easement of record in Instrument No. 20040917-0112429, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowner's Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112, Instrument No. 20060105-0001844, Instrument No. 20070913-0109882, in the Register's Office for Davidson County, Tennessee.
Restriction of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
All matters of record in Plat Book 7900, Page 38, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 203 Shadow Glen Drive, Nashville, TN 37211.

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 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 27th day of April, 2022.

Matthew Park

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Matthew Park, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2022.

Notary Signature
My commission expires:



File #: 22-182
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027