THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541236

Karen Johnson Davidson County
Batch# 879290 DEEDWARR
06/28/2022 09:51:50 AM 2 pgs
Fees: $13.00 Taxes: $3,644.50

20220628-0074072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $985,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2022.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ralph D. Shivers and Harriette H. Shivers 2411 Crestmoor Road #105 Nashville TN 37215	New Owner	Tax Parcel ID No. 117 10 0B 008.00

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, **Barbara Oglesby, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ralph D. Shivers and Harriette H. Shivers, husband and wife**, ("Grantees"), its successors, 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. 105, together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument No. 20060921-0117371, in the Register's Office of Davidson County, as amended in Instrument Nos. 20061009-0125107, 20070601-0065028, 20120702-0058112 and 20180828-0085147, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Barbara Oglesby, by Warranty Deed from Carolyn Goad Dever, a widow, of record in Instrument No. 20210625-0086481, in the Register's Office of Davidson County, Tennessee, dated June 23, 2021 and recorded on June 25, 2021.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lots 20 and 21, Hillsboro View Development Company, as recorded in Instrument No. 20061212-0153243.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Whitney Condominium of record in Instrument No. 20060921-0117371, as amended by instrument(s) of record in Instrument Nos. 20061009-0125107, 20070601-0065028, 20120702-0058112 and 20180828-0085147; 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.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20061115-0141827.

This is improved property located at 2411 Crestmoor Road #105 Nashville TN 37215

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 27th day of June, 2022.

Barbara Oglesby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Oglesby, 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 27th day of June, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022