Karen Johnson Davidson County
Batch# 881677 DEEDWARR
06/30/2022 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220630-0075878

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Magda Hanna
307 Shadow Glen Drive
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 161-16-0A; Parcel 089.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **DAVID ROBBINS AND MADELAINE HEIDENREICH, HUSBAND AND WIFE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MAGDA HANNA, A SINGLE WOMAN,** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 89, of on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions, of record In Instrument No. 20040315-0029248; Corrected in Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, and further described on Exhibit A to the Third Supplementary declaration of covenants, conditions and restrictions of record in Instrument No. 20050118-0005927, Register's office for said County, to which reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Madelaine Heidenreich and David Robbins, as joint tenants, by Warranty Deed dated July 12, 2019, from Jill Ann Armstrong, N/K/A Jill A. Miller, married, recorded July 15, 2019, in Instrument No. 20190715-0068903, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 307 Shadow Glen Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 24th day of June, 2022.

DAVID ROBBINS

MADELAINE HEIDENREICH

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 David Robbins and Madelaine Heidenreich, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2022.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of June, 2022.

Notary Public

My commission Expires: 11/3/25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

File No. GTS1-2022-341

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/21/22 (date of document).

Affiant Signature

6/27/22
Date

State of Tennessee

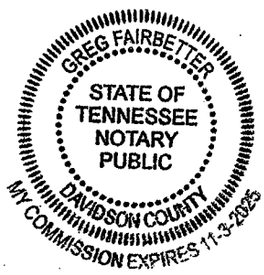
County of Davidson

Sworn to and subscribed before me this 27th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212