THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641516**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2022. Notary Public My Commission Expires: 03/07/2023

Karen Johnson Davidson County
Batch# 890581 DEEDWARR
07/18/2022 02:59:07 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220718-0082191

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 WILLIAM E. GRONES DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Evan William Yell and Meredith J. Yell 1120 Lilly Valley Way Nashville TN 37209	New Owner	Tax Parcel ID No. 102-13-0B-028.00 CO

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, **Tayler Shelby, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan William Yell and Meredith J. Yell, husband and wife,** ("Grantees"), their 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. 28 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and a shown as Exhibit A-1 to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register' s Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JERRY B. SHELBY JR. AND TAYLER SHELBY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from ASHLEY WALLACE AND MIKE TETZEL, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20170913-0093638 , dated September 7, 2017 , said Register's Office.

Jerry B. Shelby, Jr. having since died on October 19. 2019. His interest in said property having passed to Tayler Shelby upon his death.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 102-13-0B-028.00 CO.

Davidson County taxes for 2021, Map-Par. 102-13-0B-028.00 CO, $2,444.63, PAID.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 843, page 35, said Register's Office.
Rights of others in and to party walls.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160916-0097376, amended in Instrument No.

20161118-0122072, Instrument No. 20161209-0129493 and Instrument No. 20170213-0014731, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6813, page 625, said Register's Office.
Water Line Easement of record in Book 4965, page 804, said Register's Office.

This is improved property located at 1120 Lilly Valley Way Nashville TN 37209

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 13th day of July, 2022.

Tayler Shelby

Tayler Shelby

STATE OF Missouri)

COUNTY OF Saint Louis City)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tayler Shelby, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~13th~~ 13th day of July, 2022.
07/13/2022

Tammy Rene Hyde Lee

Notary Public

My Commission Expires: 08/26/2023

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2023