THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220641302**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2022. Notary Public My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 890649 DEEDWARR
07/18/2022 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220718-0082276

WARRANTY DEED

Address New Owner: Christopher R. Cornelius and Kayla Cornelius 434 Shadow Glen Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-16-0A-068.00-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, **Maxwell L. Hines, a married man, and Steven L. Hines, a married man,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher R. Cornelius and Kayla Cornelius, husband and wife,** ("Grantees"), their 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. 68, Building No. 11, on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of , a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040315-0029248 as corrected in Instrument No. 20040317-0030572 and in Instrument No. 20040720-0086706, and as supplemented 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. 20050520-056887, 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464 and further supplemented in Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Eighth Supplementary Declaration of Covenants Conditions and Restrictions for the Townhomes of Shadow Glen (Annexing Buildings 11 and 21), as depicted on Exhibit "A" of record in Instrument No. 20051207-0147464, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Maxwell L. Hines, an unmarried man and Steven L. Hines, a married man by Warranty Deed from Kodi S. Chandler, an unmarried man and Steven B. Chandler, a married man of record in Instrument No. 20190430-0039888 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019.

Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen with By-Laws appended thereto, of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument No. Instrument No. 20040317-0030573 and Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, Supplemented inInstrument No. 20040713-0083170, corrected in Instrument No. 20040720-0086707, further supplemented in 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 and Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex,

handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Homeowners 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 and Instrument No. 20070913-0109882, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.

Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, Page 831, amended in Instrument 20000114-0004981, Register's Office for Davidson County, Tennessee.

Easement for Drainage in Book 7382, Page 755, Register's Office for Davidson County, Tennessee.

Easement for Sewer and/or Storm Drainage in Book 9640, Page 881, Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of record in Instrument No. 20130517-0050094, said Register's Office.

Restrictions of record in Book 9640, Page 873, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Strom Water Detention Agreement and Easement for Water Mains and Appurtenances of record in Instrument Number 20040406-0038744, in the Register's Office for Davidson County, Tennessee.

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 15th day of July, 2022.

Maxwell L. Hines

Steven L. Hines

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maxwell L. Hines and Steven L. Hines, 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 15th day of July, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov. 22, 2025

Certificate of Authenticity

I, Nick Harris, 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 7/15/2022.

Date

Affiant Signature

7/15/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of July, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY