Karen Johnson Davidson County
Batch# 895228 DEEDWARR
07/28/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20220728-0086029

WARRANTY DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

B-LT-22-420

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mario F Escalante and Abby Escalante	**Mario F. and Abby Escalante and**	
(NAME)	(NAME)	
420 Shadow Glen Drive	**420 Shadow Glen Dr.**	**161-16-0A-075.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville,TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JADE W. SAMPLER AND SPOUSE, NATHAN S. SAMPLER, JR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIO F ESCALANTE AND ABBY ESCALANTE, TENANCY BY THE ENTIRETY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described real estate located in Davidson County, Tennessee:

Being Lot No. 75 (erroneously referred to as lot 2075 in instrument No. 20061002-0121756) on the Plan of Townhomes of Shadow Glen as shown on exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 2004031 7-0030572: Instrument No. 20040713-0083179; Instrument No. 20040720-0086705; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 200501 18-0005927; 2005031 7-0029206; 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; 20051 107-0134921; Instrument No. 20051207-0147464; 200601 24-0009112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Britni Jade Woodall by Warranty deed from Beazer Homes of record in Instrument No. 20061002-0121756 Register's Office for Davidson County, Tennessee, dated September 25, 2006 and recorded on October 02, 2006 and Scrivener's Affidavit, Recorded in Instrument No. 20080213-0014449.

Being the same property conveyed to Jade W. Sampler and husband, Nathan S. Sampler, Jr. by Quitclaim deed from Jade W. Sampler f/k/a Britni Jade Woodall of record in Instrument No. 20130624-0064362 Register's Office for Davidson County, Tennessee, dated June 20, 2013 and recorded on June 24, 2013.

This conveyance is subject to:
- 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, instrument No. 20040317-0030572, Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 2004031 7-0030572: Instrument No. 20040713-0083179; Instrument No. 20040720-0086705; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; 20050317-0029206; 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; 20051107-0134921; Instrument No. 20051207-0147464; 20060124-0009112, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7832, Page 755, Book 9640, Page 881, Instrument No. 200001140004981, Instrument No. 200309030127692 and Instrument No. 20040917-0112429, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Shadow Glen Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF JULY, 2022.

Jade W. Sampler by Adam Jefferson, Attorney in Fact

Nathan S. Sampler, Jr. by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JADE W. SAMPLER AND NATHAN S. SAMPLER, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said JADE W. SAMPLER AND NATHAN S. SAMPLER, JR..

Witness my hand and official seal, this the 19th of July, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/19/2022** (date of document).

Affiant Signature

7/19/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **July**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

