WARRANTY DEED

Karen Johnson Davidson County
Batch# 905976 DEEDWARR
08/22/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,284.75
20220822-0094353

Y-BMR-22-817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $617,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-13-2025
(AFFIX SEAL)

CARRIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

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)
Taylor Shuff and Lory Shuff	Pinnacle Bank	
(NAME)	(NAME)	141-05-0A-018.00-CO
817 Doncaster Ln	150 3rd Ave. South, Ste. 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(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, **RYAN WHITNEY AND MORGAN WHITNEY, F/K/A MORGAN SLADE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR SHUFF AND LORY SHUFF, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Final Plat of Avondale Park, Phase 1, Section 1B, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20120321-0024110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Whitney, an unmarried man and Morgan Slade, an unmarried woman as tenants in common with the right of survivorship by Warranty deed from Dean Baylor and Jennifer Baylor, husband and wife of record in Instrument No. 20200415-0039449 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 15, 2020.

Being the same property conveyed to Ryan Whitney and Morgan Slade, husband and wife, as tenants by the Entirety by Quitclaim deed from Ryan Whitney and Morgan Slade, husband and wife of record in Instrument No. 20210811-0108427 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on August 11, 2021.

Morgan Slade is now known as Morgan Whitney.

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 at Instrument No. 20120321-0024110, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452 and Instrument No. 20090331-0028791, Register's Office for Davidson County, Tennessee.
- All Matters appearing on Plan of record in Instrument No. 20080226-0018937 of said Register's Office.
- Access Easement Agreement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for Davidson County, Tennessee.

- Inspection & Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
- Easement for Right -of-Way of an electric power line of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way for Electric Power Transmission Lines of record in Book 4193, Page 903, in the Register's Office for Davidson County, Tennessee.
- Easement for Water line of record in Book 5738, Page 832, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 7601, Page 400, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Main Cross of record in Book 1237, Page 674, 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: **817 Doncaster Ln. Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of and, 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 17th DAY OF AUGUST, 2022.

Ryan Whitney

Morgan Whitney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN WHITNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2022.

Notary Public
My Commission Expires:
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORGAN WHITNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2022.

Notary Public
My Commission Expires:
(SEAL)

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

True Copy Certification

I, Yvette Meldrum, 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 August 17, 2022.

Signature
August 17, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 17, 2022

Notary's Signature

My Commission Expires: 4-13-25

