G#36111-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 909219 DEEDWARR
08/29/2022 10:23:07 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20220829-0097066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MST 2022-1201

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Austin Johnson	"New Owner"	171 03 0 B 288 00 CO
(NAME)	(NAME)	
601 Old Hickory Boulevard #105		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Dean Shahan, a single person and Bruce Michael Shahan, a married person, as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter Austin Johnson, single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 50 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, a Horizontal Property Regime (Private Element), of record in Plat Book 9700, Page 957, 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 Michael Dean Shahan, a single person and Bruce Michael Shahan, a married person, as tenants in common by Warranty Deed from Stephanie Julia Dixon and Alex Michael Painter, wife and husband of record in Instrument No. 20200227-0022051 Register's Office for Davidson County, Tennessee, dated February 27, 2020, and recorded on February 27, 2020.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. 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 9700, Page 957, Register's Office for Davidson County, Tennessee. PUD Boundary of record in Plat Book 7900, Page 509, in the 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 Book 7798, Page 843,

Book 8920 Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10294, Page 850, Book 10694, Page 541, Book 10126, Page 435, amended in Book 10224, Page 683, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539, Instrument No. 20150102-0000219 and Instrument No. 20191127-0122853, in the Register's Office for Davidson County, Tennessee. By-Laws for Townhomes of record in Book 10126, Page 486, amended in Book 10275, Page 959, and Book 11550, Page 554, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee. Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee. QCD for common areas to HOA of record in Book 11753, Page 208, in the Register's Office for Davidson County, Tennessee. Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, Book 9698, Page 124, and Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.

This property, known as 601 Old Hickory Boulevard #105, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 26TH DAY OF AUGUST, 2022.

Michael Dean Shahan

Bruce Michael Shahan

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 26th day of August, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)