WARRANTY DEED

Karen Johnson Davidson County
Batch# 911773 DEEDWARR
09/01/2022 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.59
20220901-0098878

File No. EY-22-3027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,458.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alison Rose Jordan	Interline Mortgage Services	
(NAME)	(NAME)	
408 Shadow Glen Drive	305 E. Trinity Ln. Ste. 102	161-16-0A-081.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN. 37207	
(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, I/we, **Eric Thomas Moczydlowski, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alison Rose Jordan, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 81 of The Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes of Shadow Glen, a Horizontal Property Regime, of record in Instrument Number 20040315-0029248; Surveyors Certificate of Correction recorded in Instrument No, 20040720-0086706; Surveyors Certificate of Correction recorded in Instrument No. 20040720-0086707; Second Supplementary recorded in Instrument No. 20041021-0126776; Second Supplementary re-recorded in Instrument No. 20041025-0128065; Third Supplementary recorded in Instrument No. 20050118-0005927; Fourth Supplementary recorded in Instrument No. 20050317-0029206; Fifth Supplementary recorded in Instrument No. 20050425-0045905; First Amendment recorded in Instrument No. 20050520-0056887; Sixth Supplementary recorded in Instrument No. 20051007-0121715; Seventh Supplementary recorded in Instrument No. 20051107-0134921; Eighth Supplementary recorded in Instrument No. 20051207-0147464 and Ninth Supplementary recorded in Instrument No. 20060124-0009112, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Eric Thomas Moczydlowski, a single man by Warranty deed from Zachary D. Guy and Amanda W. Guy, husband and wife of record in Instrument No. 20200706-0072536 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 06, 2020.

This is property more commonly known as 408 Shadow Glen Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 31st day of August, 2022.

Eric Thomas Moczydlowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2022, before me personally appeared Eric Thomas Moczydlowski, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 8.31.2022 (date of document).

Affiant Signature

8.31.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 31ST day of AUGUST, 2022.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25