WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/30/2024

(AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

G-VRES-22-2319

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 911945 **DEEDWARR**
09/02/2022 10:28:39 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20220902-0099171

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Trey Shaw and Lauren Shaw	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**072-11-1F-002.00-CO**
2319 Pennington Avenue	**6850 Miller Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Brecksville, OH 44141**	
(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, **JILLIAN CYNTHIA BALSER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TREY SHAW AND LAUREN SHAW, 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 Unit 2317B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2317 Pennington Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20171129-0121951 and being shown on Plat attached thereto as Exhibit, 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 Jillian Cynthia Balser, single woman by Warranty Deed from Nashville Now Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200424-0043308 Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on April 24, 2020 and Scrivener's Affidavit of record in Instrument No. 20220829-0097121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 66, 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. 20171129-0121951, and Affidavits recorded in Instrument No. 20200311-0027105 and Instrument No. 20200317-0029543, 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: **2319 Pennington Avenue, Nashville, Tennessee 37216**.

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 31st DAY OF AUGUST, 2022.

Jillian Cynthia Balser by Jeffrey Balser, Attorney-in-Fact

Jillian Cynthia Balser by Jeffrey Balser,
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, Jeffrey Balser, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JILLIAN CYNTHIA BALSER, and who acknowledged he/she/they executed the same as the free act and deed of the said JILLIAN CYNTHIA BALSER.

Witness my hand and official seal, this the 31st of August, 2022.

Mary Frances Rudy

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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