Karen Johnson Davidson County
Batch# 917690 DEEDWARR
09/16/2022 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20220916-0103557

WARRANTY DEED

File No. BC-22-3100

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2022

Allison M. Noble
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLISON M NOBLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

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 NUMBERS
Roxanne L. Jaffe	New Owner	
(NAME)	(NAME)	
910B Spain Avenue		072-09-0W-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Julia M. Shearer, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roxanne L. Jaffe, an 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:

Land in Davidson County, Tennessee, being Unit B, 910 Spain Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 910 Spain Avenue Townhomes of record in Instrument Number 20150520-0046528, 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 Julia M. Shearer, a single woman and Robert J. Shearer and Lotte C. Shearer, husband and wife, as Tenants in common with the right of survivorship by Warranty deed from Urban Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160318-0025655 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 18, 2016.

Being the same property conveyed to Julia M. Shearer, unmarried by QuitClaim deed from Robert J. Shearer and Lotte C. Shearer, husband and wife of record in Instrument No. 20220721-0083795 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on July 21, 2022.

This is property more commonly known as 910B Spain Avenue, Nashville, TN 37216.

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 15th day of September, 2022.

Julia M. Shearer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2022, before me personally appeared Julia M. Shearer, 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 15th day of September, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 9/15/2022.

Jennifer A Hoffman
Affiant
Date: 9/15/2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 15th day of September, 2022.

Allison M. Noble
Notary Public

My Commission Expires: _____

