Karen Johnson Davidson County
Batch# 918765 DEEDWARR
09/19/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20220919-0104247

# WARRANTY DEED

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0598

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Shahrouz Khadem | New Owner | Map: 161160A05100 |
| (NAME)<br>116 Shadow Glen Dr. | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS ($312,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JUSTIN T. HOLLOWAY AND TIMOTHY E. HOLLOWAY, BOTH UNMARRIED**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**SHAHROUZ KHADEM, MARRIED MAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 51, Town Homes of Shadow Glen as shown on the Exhibit to the Declarations of Restrictions in Instrument No. 20040315-0029248. 20040318-0030572, 20040713-0083179, 20040720-0086706, and 20040720-0086707, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Justin T. Holloway, an unmarried man, and Timothy E. Holloway, an unmarried man, tenants in common, by deed from Heather E. Sanders, now known as Heather Drushel, married, of record in Instrument No. 20200707-0073116, dated July 2, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20040315-0029248, Instrument No. 20040318-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706, and Instrument No. 20040720-0086707, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 20040316-0029917, said Register's Office; (4) Easement to Comcast of record in Instrument No. 20130517-0050094, said Register's Office; (5) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary & Subdivision of Southmark, as recorded in Plat Book 7900, Page(s) 38, said Register's Office; (6) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7382, Page 755 and Book 9640, Page 881, said Register's Office; (7) Easement for Utility, recorded in Instrument No. 20040917-0112429, said Register's Office; (8) Construction and Maintenance of Joint Access Roadway as set forth in instrument recorded in Book 8064, Page 831 and amended in Instrument No. 20000114-0004981, said Register's Office; (9) Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030903-0127692, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, Instrument No.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, amended in Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464, Instrument No. 20060124-0009112, and Book 8064, Page 815, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 116 Shadow Glen Dr., Nashville, TN 37211
(House No.) (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 our hands this 16th day of September, 2022.

Justin T. Holloway

Timothy E. Holloway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin T. Holloway and Timothy E. Holloway, 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 this, 16th day of September, 2022.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9-16-22.

Affiant Signature

9-19-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY