THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Martha Jo Fristoe
AFFIANT

Subscribed and sworn to before me this 29th day of September, 2022.

Dave A. Childress
Notary Public
My Commission Expires
5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 923323 DEEDWARR
09/29/2022 12:23:08 PM 5 pgs
Fees: $28.00 Taxes: $444.00
20220929-0107666

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Martha Jo Fristoe 1900 Richard Jones Road Unit ~~2~~ V-6 Nashville, TN 37215	New Owner	103-02-0C-009.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

LOUIS MADISON SHAMBARGER, an unmarried person,
and
OPAL JEAN NELLE, an unmarried person
(formerly known as OPAL JEAN SHAMBARGER)

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

MARTHA JO FRISTOE

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 276 White Bridge Pike, Unit 9, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; have a good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's 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.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 29th day of September 2022.

Louis Madison Shambarger
LOUIS MADISON SHAMBARGER

Opal Jean Nelle
OPAL JEAN NELLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LOUIS MADISON SHAMBARGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 29th day of September 2022.

Dave D Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, OPAL JEAN NELLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 29th day of September 2022.

Dora A. Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"
(to Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed.

Being the same property conveyed to LOUIS MADISON SHAMBARGER and OPAL JEAN SHAMBARGER, by deed from HAMID BATENI, AN UNMARRIED PERSON, dated May 29, 2013, of record in Instrument No. 20130607-0057864, said Register's Office. LOUIS MADISON SHAMBARGER and wife, OPAL JEAN SHAMBARGER, having since divorced by Final Decree in the General Sessions Court for Putnam County, Tennessee, Case No. 2022-D-21. Pursuant to the Final Decree, OPAL JEAN SHAMBARGER'S name being restored to OPAL JEAN NELLE.

EXHIBIT "B"
(to Warranty Deed)

Exceptions

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee. Amended in Book 7541, Page 955, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 3642, Page 417, said Register's Office.

4. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3859, Page 859, said Register's Office.

5. Deed of Conveyance for sewer in Book 3840, Page 386, said Register's Office.

6. Permanent and temporary construction easements as set out in final orders in Book 5894, Page 97 and Book 5894, Page 101, said Register's Office.

7. Easement for television cable in Book 5974, Page 755, said Register's Office.

8. Tenant in possession pursuant to unrecorded lease.