Karen Johnson Davidson County
Batch# 924579 DEEDWARR
10/03/2022 10:47:35 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20221003-0108671

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September, 2022

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY M. CATHERINE CLEARWATERS

MST 2022-1380

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Shelton and Darryl Shelton	NEW OWNER	116-03-0P-002.00-CO
(NAME)	(NAME)	
143 Woodmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **Woodmont Magnolia, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Beryl Fitzgerald-Shelton and Darryl A. Shelton, wife and husband,** HEREINAFTER CALLED THE GRANTEES, 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, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 143 Woodmont Boulevard, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180326-0027907 being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Keith A. Bolton, an unmarried woman by Warranty deed from R. Rick Hart, an unmarried man of record in Instrument No. 20180221-0016403 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 21, 2018. (Value of consideration shown in aforementioned deed $437,000.00.).

Being the same property conveyed to Woodmont Magnolia, LLC, a Tennessee Limited Liability Company by Warranty deed from Keith Bolton, an unmarried person of record in Instrument No. 20210917-0125387 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 17, 2021. (Value of consideration shown in aforementioned deed $981,428.00.)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 155, 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 Number 20180326-0027907 , Register's Office for Davidson County, Tennessee. Metropolitan Government of Nashville of record in Book 3946, Page 941, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 143 Woodmont Boulevard, Nashville, TN 37205
(House Number) (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 my/our hand(s) this 29 DAY OF Sept, 2022.

Woodmont Magnolia, LLC, a Tennessee limited liability company

By: _____

Braxton Walcott, Sole Member

STATE OF MS)
COUNTY OF LAFAYETTE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Braxton Walcott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of Sept, 2022.

_____
Notary Public

My commission expires: 1/14/25

PURNELL BLACKMON
Commission Expires
01-14-2025
NOTARY
PUBLIC
ID 104400
DeSoto County
STATE OF MISSISSIPPI