39B

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19690-RR

Karen Johnson Davidson County
Batch# 943357 DEEDWARR
11/21/2022 01:43:26 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20221121-0123319

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 16th day of November, 2022.

Notary Public
My Commission Expires: 7/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Deborah Showalter 2210 Lane Woods Dr Columbus, OH 43221	New Owner	116 12 0B 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jessica Kim Shimberg and Eric Brandt Stillman, Trustees of 4200 Residence Trust created December 1, 2020**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Deborah Showalter**, hereinafter called the Grantee, her 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 A in Auburn Terrace, a Horizontal Property Regime, located at 3803 Woodmont Lane, in Nashville, Tennessee, as shown on the Plan attached as Exhibit A to the Master Deed establishing Auburn Terrace, as of record in Book 5513, Page 136, and as amended in Book 5556, Page 311, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric Brandt Stillman and Jessica Kim Shimberg, as Trustees of The 4200 Residence Trust, by Quitclaim Deed from Eric Brandt Stillman and Jessica Kim Shimberg, husband and wife, of record in Instrument No. 20211004-0133158, in the Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 4, 2021.

Being the same property conveyed to Eric Brandt Stillman and Jessica Kim Shimberg, Husband and Wife, by Quitclaim Deed from Eric Brandt Stillman and Jessica Kim Shimberg, Trustees of The 4200 Resident Trust, of record in Instrument No. 20210727-0101102, in the Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on July 27, 2021.

Being the same property conveyed to Eric Brandt Stillman and Jessica Kim Shimberg, Trustees of The 4200 Residence Trust, by Warranty Deed from Dale Chaffin and Sherry Chaffin, Trustees of the Dale and Sherry Chaffin Living Trust, dated November 15, 2017, of record in Instrument No. 20210426-0055349, in the Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on April 26, 2021.

This is improved property located at: **3803 A Woodmont Lane, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 16th day of November, 2022.

GRANTOR:

4200 Residence Trust

By: _____
Jessica Kim Shimberg, Trustee

By: _____
Eric Brandt Stillman, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica Kim Shimberg and Eric Brandt Stillman, Trustees of 4200 Residence Trust, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of November, 2022.

_____
Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026