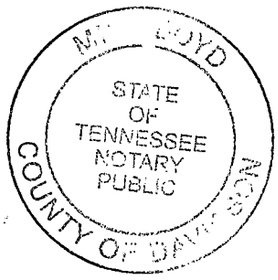
Box #14

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00**.

Mike R. Francisco
Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2022.

M Boyd
Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 944307 DEEDWARR
11/23/2022 10:52:03 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20221123-0123965

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mike R. Francisco	**Mike R. Francisco**	**161-16-0-A-147.00-CO**
510 Shadow Glen Drive	**230 Temple Crest Trail**	
Nashville, TN 37211	**Franklin, TN 37069**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kristen E. Salaman and Stephen Salaman, Wife and husband

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

Mike R. Francisco, a married man

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 Lot No 147 on the Plan of Townhomes of Shadow Glen as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, and amended in Instrument No. 20050520-0056887, and shown as Exhibit "A" to the fifth Supplemental Declaration to the Declaration of Covenants Conditions, and Restrictions for the Townhomes of Shadow Glen of record in Instrument No. 20050425-0045905, said Register's Office to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to in Kristen E. Francisco, now being married, by Warranty Deed dated 03/30/2018, from Ryan Green and Crystal Green, husband and wife, of record in Instrument No. 20180403-0031101, Register's Office for Davidson County, Tennessee. Stephen Salaman, spouse of the above named Kristen E. Francisco, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan as shown on Exhibit "A" to the Fifth Supplemental Declaration to the Declaration of Covenants, Conditions & Restrictions of The Townhomes of Shadow Glen, of record in Instrument No. 20050425-0045905, said Register's Office.**
2. **Declaration of Covenants, Conditions and Restrictions for Townhomes of Shadow Glen, of record in Instrument No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086706, corrected in 20040317-0030572 and amended in Instrument No. 20050520-0056887, Supplemental Declaration of record in Instrument No. 20050425-0045905, By-Laws appended thereto, Register's Office for Davidson County, Tennessee.**
3. **Charter of The Townhomes of Shadow Glen Homeowners Association, Inc., of record in Instrument No. 20040316-0029917, said Register's Office.**
4. **Dedication of common areas to The Townhomes of Shadow Glen Homeowners Association, Inc, of record in Instrument No. 20050429-0048090, said Register's Office.**
5. **All matters as shown on the Plan of Record in Book 7900, Page 38.**
6. **Declaration of Covenants and Restrictions in Book 8064, Page 815.**
7. **Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, Page 831 amended in Instrument No. 20000114-0004981.**

8. **Easement for ingress and egress as set out in the Deed in Instrument No 20030626-0089015.**

9. **Storm Water Detention Agreement in Instrument No. 20030903-0127692.**

10. **Easement for Water Mains and Appurtenances in Instrument No. 20040406-0038744.**

11. **Agreement regarding Grant of Utility Easement in Instrument No. 20040917-0112429**

12. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **510 Shadow Glen Drive , Nashville, TN 37211**

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 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 **22nd** day of **November 2022.**

Kristen E. Salaman
Kristen E. Salaman

Stephen Salaman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kristen E. Salaman and Stephen Salaman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **November 2022.**

M Boyd
Notary Public

My Commission Expires: 5/9/2026

