Karen Johnson Davidson County
Batch# 981682 DEEDWARR
03/16/2023 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230316-0019240

WARRANTY DEED

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

File #23-DM-7470-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shelby Goodsell	**UNITED WHOLESALE MORTGAGE, LLC**	
(NAME)	(NAME)	
7470 Charlotte Pike, Unit 115	**585 SOUTH BOULEVARD E**	**114 11 0A 015.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**PONTIAC, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLORY MARCUS, A/K/A GLORY A. MARCUS, UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHELBY GOODSELL, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 115 of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument Number 20001212-0122257, Supplement and Amendment of record in Instrument Number 20020125-0010757 and Supplement of record in Instrument Number 20020125-0010758, Supplement and Amendment of record in Instrument Nos. 20021021-0128687 and 20040115-0006459, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, and as shown on site-plan of record in Instrument No. 20020821-0101251, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Glory Marcus, by Warranty Deed from Sharon Kay Simpson, unmarried, of record in Instrument No. 20160505-0044308, in the Register's Office of Davidson County, Tennessee, dated May 3, 2016 and recorded on May 5, 2016.

This conveyance is subject to:
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West Hills Condominiums of record in Instrument No. 20001212-0122257, as supplemented and amended by instrument(s) of record in Instrument No. 20020125-0010757, Supplement in Instrument No. 20020125-0010758, Supplement and Amendment of record in Instrument Nos. 20021021-0128687 and 20040115-0006459, Rules & Regulations in Instrument No. 20151007-0102294 and addendum in Instrument No. 20180511-0045318, Amendment to the By-Laws in Instrument No. 20170223-0018186 and Instrument No. 20180206-0011883; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the

land embracing the regime and building thereon.
*Easement for Ingress, Egress and Regress, recorded in Instrument No. 20030225-0024736.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001208-0121328.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **7470 Charlotte Pike, Unit 115, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16 day of March, 2023.

Glory Marcus by Jamie G. Shaffer, Attorney in Fact
Glory Marcus a/k/a Glory A. Marcus
by Jamie G. Shaffer, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jamie G. Shaffer, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Glory Marcus, a/k/a Glory A. Marcus and acknowledged that she executed the same as the free act and deed of the said Glory Marcus, a/k/a Glory A. Marcus.

Witness my hand, at office, this 16 day of March, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 true and exact copy of the original document executed and authenticated according to law on this the 16th day of March, 2023.

Affiant Signature
Date March 16, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 11-2-26

