WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 982763 DEEDWARR
03/21/2023 09:50:48 AM 2 pgs
Fees: $13.00 Taxes: $702.96

20230321-0020252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel A. Douthit	Same as new owner	
(NAME)	(NAME)	**095-03-0A-040.00-CO**
1212 Laurel St #812		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **DONALD WAYNE SHOCKNEY, JR., SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL A. DOUTHIT, SINGLE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 40 of Magnolia Square Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Magnolia Square Condominiums of record in Book 6685, Page 253, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Patrick Wayne Shockney and Donald Wayne Shockney, Jr., as tenants in common by Executor's Deed from Patrick Wayne Shockney, Executor of the Estate of Shirley Marie Shockney of record as Instrument Number 20221202-0126166, Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on December 2, 2022.

Being the same property conveyed to Donald Wayne Shockney, Jr., by Quitclaim Deed from Patrick Wayne Shockney and Donald Wayne Shockney, Jr., of record as Instrument Number 20221202-0126172, Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on December 2, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- All matters shown on the Plan attached as Exhibit B to the Master Deed of Magnolia Square Condominiums of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 5200, page 702, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominiumsof record in Book 6685, Page 253, Book 8145, Page 401, and Instrument Number 20130227-0019654, Register's Office for Davidson County, Tennessee.
- Charter of Magnolia Square Condominium Association in Book 6684, page 626, Register's Office for Davidson County, Tennessee.
- Magnolia Square Condominiums - Rules and Regulations in Instrument 200607250089316, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4925, Page 59, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6139, Page 518, in the Register's Office for Davidson

County, Tennessee.
- Assignment and Designation as Successor Declarant under Master Deed Establishing Magnolia Square Condominium of record in Book 8145, Page 401 and Book 10320, Page 582, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2258 Lebanon Pike, Apt 40, Nashville, Tennessee 37214**.

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 17th DAY OF MARCH, 2023.

Donald Wayne Shockney Jr.
Donald Wayne Shockney, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD WAYNE SHOCKNEY, JR., 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2023.

Notary Public
My Commission Expires: 4-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212