WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014787 DEEDWARR
06/13/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230613-0045051

File #23-PA-0400-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA LOFTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2026

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)
Todd Stokes (NAME)	**New Owner** (NAME)	**105 12 0B 025.00**
400 Herron Drive, Unite 206 (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (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, **JOSHUA L. SHOULDERS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD STOKES, AN UNMARRIED MAN** 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 206 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696, Instrument No. 20180530-0051643, Instrument No. 20181012-0101119 and Partial Assignment of Declarant's Rights in Instrument No. 20161123-0123977, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Joshua L. Shoulders, A Single Man, by Warranty Deed from Alloy, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20180626-0061603, in the Register's Office of Davidson County, Tennessee, dated June 22, 2018 and recorded on June 26, 2018.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Fair View Park, as recorded in Book 4660, Page 169.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161012-0108018, as amended in Instrument No. 20181012-0101118.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161123-0123972, as amended in Instrument No. 20170616-0060696; Instrument No. 20180530-0051643; Instrument No. 20181012-0101119 and Partial Assignment of Declarant's Rights in Instrument No. 20161123-0123977.

*Easement for Public Utility and Drainage, recorded in Book 5229, Page 212.

*Easement for Underground Cable, recorded in Book 10219, Page 374.

*Easement for Broadband communications services, recorded in Instrument No. 20171127-0120865 and Instrument No. 20171127-0120866.

*Easement recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **400 Herron Drive, Unit 206, Nashville, TN 37210**.

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 12th day of June, 2023.

Joshua L. Shoulders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2023, before me personally appeared Joshua L. Shoulders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of June, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

Certificate of Authenticity

I, Tonya Loftin, 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 **June 12, 2023**.

Date

Tonya Loftin
Affiant Signature

June 13, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)