Karen Johnson Davidson County
Batch# 1018144 DEEDWARR
06/22/2023 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230622-0047640

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me this 22nd day of June, 2023.

Notary Public
My commission expires: _____

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Stuart Shockley 406 English Ivy Drive Nashville, TN 37211	New owner	161-11-0D-076-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Johnny R. Gregory and Lisa J. Gregory, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Stuart Shockley, unmarried man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. O-76 on the Plan of Villages of Brentwood, Phase VII of record in Plat Book 6900 Page 777, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny R. Gregory and Lisa J. Gregory, husband and wife, by deed from Janet House, married, of record in Instrument No. 20151218-0127282, Register's Office for Davidson County, Tennessee, and dated December 17, 2015.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Villages of Brentwood of record in Plat Book 6900 Page 777 Register's Office for Davidson County, Tennessee.

3. Quitclaim Deed for Common Areas to Villages of Brentwood Homeowner's Association of record in Book 7663 Page 928, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197

Page 338 Register's Office for Davidson County, Tennessee.

5. Easement to Piedmont Natural Gas Company of record in Instrument No. 20130419-0039360 Register's Office for Davidson County, Tennessee.

6. Charter of Villages of Brentwood Homeowners Association and Villages of Brentwood Townhouse Homeowners Association of record in Book 6158 Page 352, Book 7599 Page 914, Book 7925 Page 41, Book 7936 Page 332, Book 8152 Page 927, and Book 8163 Page 593 Register's Office for Davidson County, Tennessee.

7. By-Laws of record in Book 7231 Page 809 Register's Office for Davidson County, Tennessee.

8. Subject to the Covenant, Condition, or Restriction, recorded in Book 7231, Page 789, Book 7472 Page 108, Book 7679 Page 109, and Book 7231 Page 809 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 406 English Ivy 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of June, 2023.

Johnny R. Gregory

Lisa J. Gregory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of June, 2023, before me personally appeared Johnny R Gregory and Lisa J Gregory, 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 22nd day of June, 2023.

Notary Signature
My commission expires: 2/1/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6-22-2023.

Date

Affiant Signature

6/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of June, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

