Karen Johnson Davidson County
Batch# 1018199 DEEDWARR
06/23/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20230623-0047711

WARRANTY DEED

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

File #23-PA-2354-PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2023.

Daniel Thompson
Notary Public

MY COMMISSION EXPIRES: 12/12/23
(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)
Hannah Verdun	**New Owner**	
(NAME)	(NAME)	**052 13 0B 108.00**
2354 Benay Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **AARON MOOR SHAULL, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH VERDUN, 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 Lot No. 146 on the Plan of the First Revision, Condominium Site Plan River Glen, Planned Unit Development, Phase IV, Section 1, of record in Book 9700, Page 283, in the 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 Aaron Moor Shaull, a single man, by Warranty Deed from Sandra L. Kramer, unmarried, of record in Instrument No. 20181126-0115287, in the Register's Office of Davidson County, Tennessee, dated November 20, 2018, and recorded on November 26, 2018.

Katherine Hoovler joins in this conveyance to transfer any and all interest she may have in subject property.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, Condominium Site Plan River Glen, Planned Unit Development, Phase IV, Section 1, as recorded in Plat Book 9700, Page(s) 283.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Glen Condominium of record in Book 7566, Page 571, as amended by instrument(s) of record in Instrument No. 20040915-0111299; as Declaration of Submission recorded in Book 10630, Page 501; as Supplemented in Book 10630, Page 504 and as Resolution recorded in Instrument No. 20040915-0111301; 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 recorded in Book 11030, Page 731.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010816-0088874.

*Notice of Recordation recorded in Instrument No. 20201029-0126376.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2354 Benay Road, Nashville, TN 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 21st day of June, 2023.

Aaron Moor Shaull by Loy Carney, Attorney-In-Fact

Aaron Moor Shaull by Loy Carney, Attorney-In-Fact

Katherine Hoovler by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument, on behalf of Aaron Moor Shaull and acknowledged that he executed the same as the free act and deed of the said Aaron Moor Shaull.

Witness my hand, at office, this 21st day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument, on behalf of Katherine Hoovler and acknowledged that he executed the same as the free act and deed of the said Katherine Hoovler.

Witness my hand, at office, this 21st day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

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

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 06/21/2023 (date of document).

Affiant Signature

06/22/2023
Date

State of TENNESSEE

County of RUTHERFORD

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

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

