THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230645022

Karen Johnson Davidson County
Batch# 1034353 DEEDWARR
08/03/2023 12 38 33 PM 2 pgs
Fees $13 00 Taxes $2,923 00

20230803-0060118

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $790,000 00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2023

Notary Public
My Commission Expires _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christy Leigh Reed 104 Brighton Close Nashville TN 37205	New Owner	Tax Parcel ID No 104-13-0F-104 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rosemary Shelton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christy Leigh Reed, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No 104 , as shown on the map entitled Revised Site Plan, Brighton Close Phase 1A, 1B, 1D, and Phase II, a Planned Unit Development, of record in Plat Book 7900, page 136, and as set out in Exhibit "B" of the covenants, conditions and restrictions, in Book 7522, page 108 and amended in Book 7557, page 621, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY B. SHELTON AND SPOUSE, ROSEMARY SHELTON, by deed from PATRICIA NEAL, of record in Book 11044, page 490 , dated July 30, 1998 , said Register's Office.

Larry B Shelton having since died on April 17, 2023 leaving Rosemary Shelton as surviving tenant.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 104-13-0F-104 00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 132 and amended in Plat Book 7900, page 752, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7522, page 108, Book 7557, page 621, Book 7807, page 500, Book 8561, page 812, Book 8698, page 557, Book 9372, page 356, Instrument No. 20141202-0110443 and Instrument No. 20150430-0039030, said Register's Office.

This is improved property located at 104 Brighton Close Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2023.

Rosemary Shelton by Tracey Clay, her attorney-in-fact
Rosemary Shelton by Tracey Clay, her Attorney-in-Fact

AGB
STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF ~~DAVIDSON~~ Pitkin)
AGB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracey Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Rosemary Shelton and that she is authorized by Rosemary Shelton to execute this instrument on her behalf.

Witness my hand, at office, this ~~31st~~ 28TH day of July, 2023

Notary Public

ANGELA GAROFALO BREUERS
NOTARY PUBLIC
State of Colorado
Notary ID # 20194040991
My Commission Expires 10/28/2023

My Commission Expires: 10/28/2023