WARRANTY DEED

Karen Johnson Davidson County
Batch# 1040438 DEEDWARR
08/21/2023 10 10.10 AM 2 pgs
Fees: $13 00 Taxes $1,609 50

20230821-0064902

Y-C-23-2209

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(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)
Tyler Shaffner and Ashley Shaffner		
(NAME)	(NAME)	
2209 Belle Creek Way	New Owner	**141-03-0C-023.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **JOAN VANCE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER SHAFFNER AND ASHLEY SHAFFNER, HUSBAND AND WIFE,** 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 No 23 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions 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 Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No 20180326-0028123, as amended and restated in Instrument No 20180417-0036143, Amended in Instrument Number 20190130-0009015, Scrivener's Affidavit in Instrument No 20190325-0026836, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association Inc , attached as "Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Registers Office for Davidson County Tennessee

Being the same property conveyed to Joan Vance a/k/a Joan S Vance, an unmarried woman by Warranty deed from Feliks Abrahamyan and Mackenzie Cooper, husband and wife of record in Instrument No 20200706-0072442 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 06, 2020

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20180302-0019848, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180326-0028123, as amended in 20180417-0036143 and and amended in Instrument No. 20190130-0009015 and Scrivener' s Affidavit recorded in Instrument No. 20190325-0026836 , Register's Office for Davidson County, Tennessee.
- Rights and Ownership to cemetery with rights of burial therein and Ingress/Egress of record in Book 735, Page 252, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 409, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20030428-0056453, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170922-0097599, in the Register's Office for Davidson County, Tennessee.
- Declaration of Drainage Easement and Storm Water Pond Maintenance Agreement of record in Instrument Number 20171227-0131366, 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· **2209 Belle Creek Way, Nashville, Tennessee 37221**.

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 18th DAY OF AUGUST, 2023

Joan Vance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN VANCE, 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 18th of August, 2023

Notary Public
My Commission Expires
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY