Karen Johnson Davidson County
Batch# 1043713 DEEDWARR
08/29/2023 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $949.05
20230829-0067535

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 01/06/2025 DAVIDSON COUNTY

W-SR-23-449

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)
Joseph Wesley Dale Shoe	New Owners	
(NAME) **449 Hickory Glade**	(NAME)	**162-01-0C-114.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **SHONTE WALTON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH WESLEY DALE SHOE, 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:

A 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. 114 on the Plan of Hickory Glade; Phase 2, of record in Plat Book 6900, page 41, Register's Office for Davidson County, Tennessee Records.

Being the same property conveyed to Shonte Walton, single woman by Warranty Deed from James David Fisher, an unmarried man of record in Instrument No. 20171005-0102161 Register's Office for Davidson County, Tennessee, dated September 19, 2017 and recorded on October 05, 2017.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page (s) 888 and 889, amended in Plat Book 6900, Page 41, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 6900, Page 803, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6824, Page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6824, page 929 re-recorded in Book 6898, page 896, Book 6957, page 473, Book 7959, page 869, Book 10697, Page 182 and Instrument Number 20031223-0182416, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6878, Page 390, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas of record in Book 7260, Page 72, Book 6898, page 921 re-recorded in Book 6899, page 562, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6845, Page 780, in the Register's Office for Davidson County, Tennessee.
- This conveyance is subject to Storm Water Detention Agreement of record in Book 6796, Page 991, Register's Office for Davidson County.
- This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 7384, Page 941; Book 6421, Page 966; and Book 6255, Page 611, Register's Office for Davidson County.
- Deed of Conveyance of record in Book 7797, Page 473 and Book 7797, Page 490, 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: **449 Hickory Glade, Antioch, Tennessee 37013**.

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 28th DAY OF AUGUST, 2023.

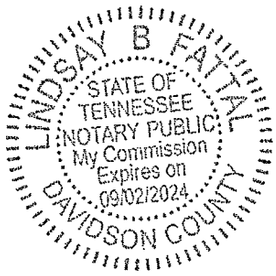
Shonte Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHONTE WALTON, 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 28th of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A Mason, 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 8/28/23.

Affiant Signature

8/28/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 28 day of August, 2023.

Notary's Signature

(Notary Seal)

CAMI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25