Karen Johnson Davidson County
Batch# 1066913 DEEDWARR
10/31/2023 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231031-0085234

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Jamieka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-24

(AFFIX SEAL)

File No.: LTR-23-1970

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Christopher Roby	NEW OWNER	173 05 0A 097.00
(NAME)	(NAME)	
1970 SHAYLIN LOOP	Property	
ANTIOCH, TN 37013		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **HEATHER BREWER CONSTANTATOS, A MARRIED WOMAN, (F/K/A Heather Amanda Brewer, a single woman)** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN CHRISTOPHER ROBY, UNMARRIED**, hereinafter called the Grantee(s), their heirs 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 all of Lot No. 97 (Ninety Seven) on the Plan of Barnes Crossing, as shown on Exhibit "D" of the Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480; amended in Instrument No. 20051114-0136938, and Instrument No. 20071227-0147998, in the Register's Office of said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles J. Weems and Heather A. Brewer, both unmarried as joint tenants, from Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed dated February 26, 2007, recorded March 1, 2007, in Instrument No. 20070301-0025153, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Heather Amanda Brewer, a single woman, from Charles J. Weems, a/k/a Charles James Weems, a single man, by Quitclaim Deed dated October 13, 2011, recorded October 24, 2011, in Instrument No. 20111024-0082580, in the Register's Office of Davidson County, Tennessee.

Heather A. Brewer, Heather Amanda Brewer and Heather Brewer Constantatos, being one and the same person.

Subject property is not the primary or marital residence of Grantor(s), their respective spouse(s) and/or dependent(s) as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1970 Shaylin Loop, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 24 day of October, 2023.

Heather Brewer Constantatos
Heather Brewer Constantatos

STATE OF North Carolina
COUNTY OF Wake

On this 24 day of October, 2023, before me personally appeared Heather Brewer Constantatos, 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 24 day of October, 2023.

Notary Signature
My commission expires: 7/12/25

Natalie Toskic
NOTARY
PUBLIC
Wake County, NC

~~**RETURN TO:**~~

~~**Commerce Title & Escrow, LLC**~~
~~**101 Lea Ave., Nashville, TN 37210**~~
~~**(615) 515-7171**~~

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 10/24/23.

Date

Affiant Signature

10/24/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of October, 20 23.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026