Karen Johnson Davidson County
Batch# 1067996 DEEDWARR
11/02/2023 02:20:42 PM 2 pgs
Fees: $13.00 Taxes: $5,735.00
20231102-0085958

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63332
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Camille Good 2528 Ashwood Avenue Nashville, TN 37212	Camille Good 2528 Ashwood Avenue Nashville, TN 37212

TAX MAP PARCEL NUMBERS: 10415004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Shaba and Casey Shaba, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Camille Good** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of the West 95 feet of Lot 74 on the Map of Sunset Park Subdivision, of record in Inst. No. 201208070070401, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Steven Shaba and Casey Shaba, husband and wife, by Warranty Deed from Noble Properties, Inc. dated May 13, 2013 and recorded on may 15, 2013, of record in Inst. No. 20130515-0048887, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 201208070070401, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 20130118-0006316, said Register's Office.

This is improved property, known as 2528 Ashwood Avenue, Nashviille, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ____ day of November, 2023.

Steven Shaba **Casey Shaba**

State of Tennessee

County of Davidson

On this ____ day of November, 2023, before me the undersigned authority, personally appeared Steven Shaba and Casey Shaba, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00.

Affiant

Sworn and subscribed before me this 2 day of November, 2023.

My Commission Expires: _____ Notary

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024