WARRANTY DEED

Karen Johnson Davidson County
Batch# 1086493 DEEDWARR
12/29/2023 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20231229-0100081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-6851-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jerome Thomas Shaffer and Valerie Susan Shaffer	NEW OWNER	093-06-1J-080.00-CO
(NAME)	(NAME)	
134 Woodland Drive		
(ADDRESS)	(ADDRESS)	
Pleasant Hills PA 15236		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty Thousand And No/100 Dollars ($460,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEVEN K. JONES AND EMILY L. CATHCART, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEROME THOMAS SHAFFER AND VALERIE SUSAN SHAFFER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment known as Unit No. 1503 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, and Instrument No. 20140128-0007721 and Instrument No. 20171002-0100849, Instrument No. 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490 and Instrument No. 20230915-0072432, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven K. Jones by Warranty Deed from Viridian Development Company LLC, a Tennessee limited liability company of record in Instrument No. 20061020-0130735 Register's Office for Davidson County, Tennessee, dated October 19, 2006 and recorded on October 20, 2006 .

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 415 Church Street Unit 1503, Nashville, TN 37219
(House No.) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 our hands this 22 day of Dec, 2023.

Steven K. Jones

Emily L. Cathcart

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven K. Jones and Emily L. Cathcart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of Dec, 2023.

My Commission Expires: Jan 8, 2024

Notary Public

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 22, 2023**.

Date

DHardwick

Affiant Signature

December 28, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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