THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246798** Karen Johnson Davidson County Batch# 1109052 DEEDWARR 03/08/2024 02:05:30 PM 4 pgs Fees: $23.00 Taxes: $2,812.00 20240308-0016382	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2024. Notary Public My Commission Expires: 9/15/27 TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Jacob Shaffelburg and Robyne Simmons 706 Wilsonwood Place, Unit B Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-07-3E-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dodd Development Group, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Shaffelburg and Robyne Simmons, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 706 Wilsonwood Place Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 706 Wilsonwood Place Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20221028-0117005, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to DODD DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILLIAM C. KURZ, of record in Instrument No. 20220705-0077342, dated June 29, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 083-07-3E-002.00 CO.

Matters shown on the Plan of record in Plat Book 1424, page 74, said Register's Office.

Declaration of Restrictive Covenants for SCMs for Regulated Residential Infill contained in instrument of record in Instrument No. 20231213-0096306, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20221028-0117005, said Register's Office.

This is improved property located at 706 Wilsonwood Place, Unit B Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2024.

Dodd Development Group, LLC

Beth Dodd Member

By: Beth Dodd, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Beth Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized member (or other officer authorized to execute the instrument) of Dodd Development Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at office, this 5th day of March, 2024.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

X Bett Dodd

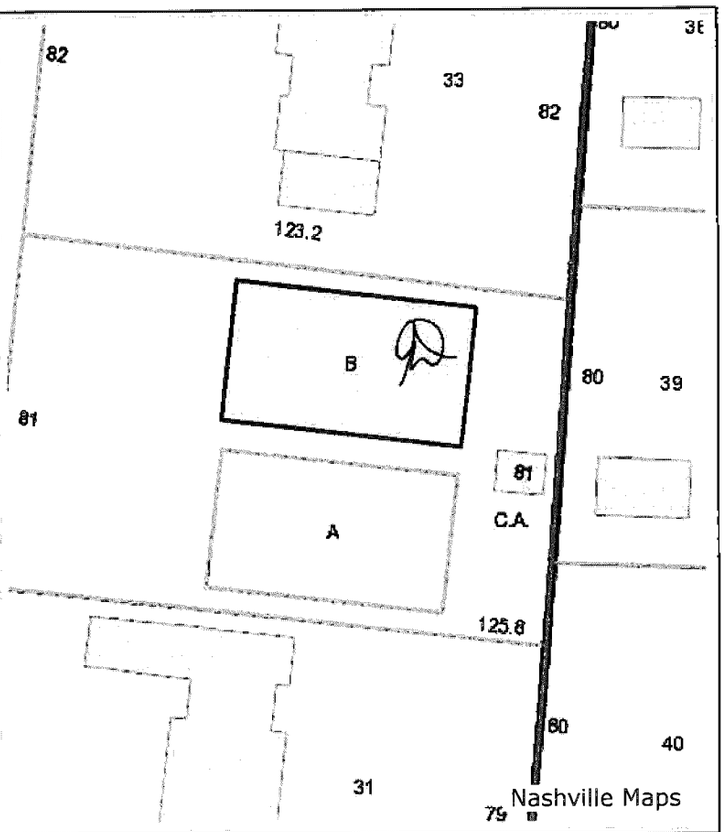
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X

Nashville Planning Department
800 2nd Ave S
P.O. Box 196300
Nashville, TN 37219-6300
maps.nashville.gov

Parcel Details

Parcel ID:	083073E00200CO
Parcel Address:	706 B WILSONWOOD PL NASHVILLE, TN 37206
Owner:	DODD DEVELOPMENT GROUP LLC
Acquired Date:	6/28/2022
Sale Price:	$ 430,000.00
Sale Instrument:	DB-20220705 0077342
Mailing Address:	4404 SUNNYBROOK DR NASHVILLE,TN 37205
Legal Description:	UNIT B 706 WILSONWOOD PLACE COMMONS
Acreage:	0
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	MA-20221028 0117005
Parcel Instrument Date:	10/27/2022
Census Tract:	37012100
Tax District:	USD
Council District:	06
Land Use Description:	VACANT RESIDENTIAL LAND



Zoning

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Zone Code	OV-COD
Zone Description	
Effective Date	4/24/2015
Ordinance	BL2015-1032
Case Number	2015Z-007PR-001
Zone Code	OV-UZO
Zone Description	
Effective Date	7/25/2007
Ordinance	BL2007-1426
Case Number	2007Z-060U-05
Zone Code	R6
Zone Description	MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 6,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 7.71 DWELLING UNITS PER ACRE.
Effective Date	12/23/1974
Ordinance	O73-650
Case Number	

Owner History

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Certificate of Authenticity

I, Joshua A. Terry, 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 3/5/24.

Affiant Signature – Joshua A. Terry

3/7/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/7/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27