THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240347213** Karen Johnson Davidson County Batch# 1124995 DEEDWARR 04/19/2024 02:30:30 PM 3 pgs Fees: $18.00 Taxes: $1,228.40 20240419-0028300	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $332,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2024. Notary Public My Commission Expires: 5-9-26

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Bethany K. Bishop 314 Shadow Glen Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-16-0A-110.00-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, **William R. Fry and Rose A. Fry, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bethany K. Bishop, an unmarried person**, ("Grantee"), her 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 No. 110 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464; Instrument No. 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William R. Fry and Rose A. Fry, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20050901-0105075 Register's Office for Davidson County, Tennessee, dated August 26, 2005 and recorded on September 1, 2005.

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.

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen with By-Laws appended thereto, of record in Instrument Number 20040315-0029248 and Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, Supplemented in Instrument No. 20040713-0083170, corrected in Instrument No. 20040720-0086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20040713-0083179, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921 and Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No.20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112 and Instrument No. 20070913-0109882, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.
Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, Page 831, amended in Instrument 20000114-0004981, Register's Office for Davidson County, Tennessee.
Easement for Drainage in Book 7382, Page 755, Register's Office for Davidson County, Tennessee.
Easement for Sewer and/or Storm Drainage in Book 9640, Page 881, Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of record in Instrument No. 20130517-0050094, said Register's Office.
Restrictions of record in Book 9640, Page 873, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Strom Water Detention Agreement and Easement for Water Mains and Appurtenances of record in Instrument Number 20040406-0038744, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 314 Shadow Glen Dr Nashville TN 37211

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, Grantors have executed this instrument on this 19th day of April, 2024.

William R. Fry

Rose A. Fry

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William R. Fry and Rose A. Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-19-24.

Affiant Signature

4-19-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of April, 2024.

Notary Signature

My Commission Expires: 5-9-26

