Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BRR-24-319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240347300

Karen Johnson
Batch # 1128112
04/29/2024 11:47:13 AM
Fees: $13.00 Taxes: $1,198.80

Davidson County
DEEDWARR
2 pgs

20240429-0030965

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/03/2025 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $324,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2024.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kari Lynn Walawender 319 Shadow Glen Dr Nashville TN 37211	The Federal Savings Bank 4120 W. Diversey Ave, C-501 Chicago, IL 60639	Tax Parcel ID No. 161-16-0A-095.00-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 spouse, Rose A. Fry** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kari Lynn Walawender, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain property in Davidson County, TN, described as Unit No. 95 of Townhomes of Shadow Glen, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown as Exhibit A1 to the Declaration of Covenants, Conditions and Restrictions of Townhomes of Shadow Glen, recorded in Instrument No. 20040315-0029248, said Register's Office, and described in a Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040315-0029248 as supplemented in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-0086706 and Instrument No. 20040317-0030572, corrected in Instrument No. 20040720-0086707, supplemented in Instrument No. 2004021-0126776, 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 and Instrument No. 20060124-0009112, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Shadow Glen, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040315-0029248 as supplemented in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-0086706 and Instrument No. 20040317-0030572, corrected in Instrument No. 20040720-0086707, supplemented in Instrument No. 2004021-0126776, 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 and Instrument No. 20060124-0009112, said Register's Office, and By-Laws recorded in Instrument No. appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to William R. Fry and spouse, Rose A. Fry by Warranty Deed from Leslie Case Haulman (formerly known as Leslie N. Case) and spouse, Mark Haulman of record in Instrument No. 20121204-0111238 Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 04, 2012.

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 319 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 25th 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 25th 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