Warranty Deed

Karen Johnson Davidson County
Batch# 1153554 DEEDWARR
07/02/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $812.09
20240702-0049637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $219,485.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2024.

Notary Public

My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Carter Koontz	Legacy Home Loans, LLC dba Steadfast Mortgage	093040G00800CO
627 Shelby Ave., #8	1036 Stearman Dr, Ste 6	
Nashville, TN 37206	White House, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHELBY PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARTER KOONTZ, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 8, on the Plan of Shelby Ave Flats, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of record in Instrument Number 20240402-0023031 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Corner Partnership, a Tennessee general partnership by Warranty Deed from 627 Shelby Ave. Trust of record in Instrument No. 20020123-0008970 Register's Office for Davidson County, Tennessee, dated January 18, 2002 and recorded on January 23, 2002.

Being a portion of the same property conveyed to Shelby Partners, a Tennessee general partnership by Quitclaim Deed from Corner Partnership, a Tennessee general partnership of record in Instrument No. 20020508-0057029 Register's Office for Davidson County, Tennessee, dated May 06, 2002 and recorded on May 08, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 627 Shelby Avenue #8, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~1st~~ 24 June day of ~~July~~, 2024.

Shelby Partners, GP, a Tennessee General Partnership

By: Shannon Gleason
Shannon Gleason, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shannon Gleason, 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 Signatory of Shelby Partners, GP, a Tennessee General Partnership, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2024.

Notary Public

My Commission Expires: 7.1.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Pam Autry,** 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 this the 24 day of July, 2024.

Affiant Signature
Date 7/1/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

