Karen Johnson Davidson County
Batch# 1154184 DEEDWARR
07/03/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240703-0050485

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00 Affiant Subscribed and sworn to before me, this 1ST day of July, 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Daryl L. Samuels and Toni M. Samuels 3115 Patcham Drive #102 Nolensville, TN 37135	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 188-10-0H-102.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Shunk and Darcie Shunk, husband and wife** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daryl L. Samuels and Toni M. Samuels, husband and wife** (collectively "Grantee"), Grantee's 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. 102, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farm Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013, Instrument No. 20210120-0008752, Instrument No. 20210629-0087678 and the sixth Supplement to the declaration of covenants, conditions and Restriction of Carothers Farms Stacked Flats (Annexing Building 383), of record in Instrument Number 20210629-0087676 and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to Brian Shunk and Darcie Shunk, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220624-0072778 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on June 24, 2022.

This is improved property commonly known as: 3115 Patcham Drive #102 Nolensville, TN 37135

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 1st day of July, 2024.

Brian Shunk

Darcie Shunk

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brian Shunk and Darcie Shunk** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 1st day of July, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires: _____.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/3/2024 (date of document).

Affiant Signature

7/3/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

