Karen Johnson Davidson County
Batch# 1176487 DEEDWARR
09/03/2024 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240903-0067831

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F). _____, Affiant Sworn to and subscribed before me this 3rd day of Sept, 2024 _____ Comm Exp: _____ Notary Public

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 06-18-2025

This Instrument Prepared by: Robert M. Pautienus III, Esq.
FIDELIS LAW PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
MIKE RANDAL FRANCISCO and LISA MORGAN FRANCISCO, Trustees	MIKE RANDAL FRANCISCO and LISA MORGAN FRANCISCO, Trustees	
FRANCISCO FAMILY TRUST dated August 23, 2024	FRANCISCO FAMILY TRUST dated August 23, 2024	161-16-0-A-147.00-CO
510 Shadow Glen Drive	230 Temple Crest Trail	
Nashville, Tennessee 37211	Franklin, Tennessee 37069	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MIKE R. FRANCISCO, a married man (Grantor), do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to MIKE RANDAL FRANCISCO and LISA MORGAN FRANCISCO, Trustees of the FRANCISCO FAMILY TRUST (Grantees) dated August 23, 2024, and any amendments thereto, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No 147 on the Plan of Town homes of Shadow Glen as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, and amended in Instrument No. 20050520-0056887, and shown as Exhibit "A" to the fifth Supplemental Declaration to the Declaration of Covenants Conditions, and Restrictions for the Town homes of Shadow Glen of record in Instrument No. 20050425-0045905, said Register's Office to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to MIKE R. FRANCISCO, a married man, from KRISTEN E. SALAMAN and STEPHEN SALAMAN, wife and husband, by Warranty Deed of record in Instrument 20221123-0123965 Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. The Plan as shown on Exhibit "A" to the Fifth Supplemental Declaration to the Declaration of Covenants, Conditions & Restrictions of The Town homes of Shadow Glen, of record in Instrument No. 20050425-0045905, said Register's Office.
2. Declaration of Covenants, Conditions and Restrictions for Town homes of Shadow Glen, of record in Instrument No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086706, corrected in 20040317-0030572 and amended in Instrument No. 20050520-0056887, Supplemental Declaration of record in Instrument No. 20050425-0045905, By-Laws appended thereto, Register's Office for Davidson County, Tennessee.
3. Charter of The Townhomes of Shadow Glen Homeowners Association, Inc., of record in Instrument No. 20040316-0029917, said Register's Office.
4. Dedication of common areas to The Town homes of Shadow Glen Homeowners Association, Inc, of record in Instrument No. 20050429-0048090, said Register's Office.
5. All matters as shown. on the Plan of Record in Book 7900, Page 38.
6. Declaration of Covenants and Restrictions in Book 8064, Page 815.
7. Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, Page 831 amended in Instrument No. 20000114-0004981.
8. Easement for ingress and egress as set out in the Deed in Instrument No 20030626-0089015.
9. Storm Water Detention Agreement in Instrument No. 20030903-0127692.
10. Easement for Water Mains and Appurtenances in Instrument No. 20040406-0038744.
11. Agreement regarding Grant of Utility Easement in Instrument No. 20040917-0112429
12. Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

The legal description is taken from the prior deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we as GRANTOR(S) do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

The improved property is known as 510 Shadow Glen Drive, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on August 27, 2024.

Mike R. Francisco
MIKE R. FRANCISCO

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MIKE R. FRANCISCO, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 8/27, 2024.

NOTARY PUBLIC

My Commission Expires: 12-8-24

ROBERT M. PAUTENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 8/27/24.

ROBERT M. PAUTIENUS III — Date: 8/27/24

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 27 day of AUG, 2024.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025