WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1191141
10/08/2024 02:59:53 PM
Fees: $13.00 Taxes: $1,024.90

Davidson County
DEEDWARR
2 pgs

20241008-0078208

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ferraby Chase Lizarraga	Same as new owner	
(NAME)	(NAME)	**085-14-0A-200.00-CO**
220 Winchester Ave		
(ADDRESS)	(ADDRESS)	
Glendale, CA 91201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD W SHOCKNEY, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FERRABY CHASE LIZARRAGA, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 200, on the Plan of Phase One, Riverstone Condominium Plat of record in Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee, and being further established by the Master Deed of record in Book 6998, Page 839, as restated in Book 7245, Page 211 and amended in Book 11016, Page 159, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Donald W. Shockney, Jr., an unmarried man by Warranty Deed from Billy Wayne Brown, unmarried of record in Instrument No. 20140108-0002091 Register's Office for Davidson County, Tennessee, dated December 26, 2013 and recorded on January 08, 2014.

This conveyance is subject to:
• 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 6900, Page 317 and Book 6200, Page 466, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverstone Condominiumof record in Book 6998, Page 839, Book 7245, Page 211 and Book 11016, Page 159, Register's Office for Davidson County, Tennessee.
• Acreage Easement of record in Book 4786, Page 789; Book 5166, page 820, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 11016, Page 153, in the Register's Office for Davidson County, Tennessee.
• Right of Way Acquisition Warranty Deed of record in Instrument Number 20040109-0003624, in the Register's Office for Davidson County, Tennessee.
• Articles of Incorporation/Charter of record in Book 7120, Page 707; Book 7257, Page 151 and Book 7824, Page 853, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 7295, Page 991, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **200 Riverstone Ct., Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2024.

Donald W Shockney, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD W SHOCKNEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/08/2027
CHEATHAM COUNTY

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212