WARRANTY DEED

Karen Johnson
Batch # 1207718
11/21/2024 02 46 50 PM
Fees $13 00 Taxes $1,176 60

Davidson County
DEEDWARR
2 pgs

20241121-0091205

STATE OF TENNESSEE (dd)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

This area for recording stamp

(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAW-24-000109

MST 2024-1658

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L Meldrum, Attorney
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ashley Nicole Robertson	SecurityNational Mortgage Company	161-16A-005.00 CO
(NAME)	(NAME)	
109 Shadow Glen Drive	433 Ascension Way, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Salt Lake City, UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Miller R. Wallace, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Nicole Robertson, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain condominium located. in Davidson County, Tennessee, being Unit No. 5 of The Townhomes of Shadow Glen, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing The Townhomes of Shadow Glen, of record in Instrument No. 20040315-0029248, as amended

Instrument No. 20040318-0030572, Instrument No. 20040713-0083179, Instrument No. 2004072-00086706 and Instrument No. 2004072-00086707, In the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Miller R Wallace, an unmarried man, by Warranty Deed of Cameron R. Hendley and Nicole M. Hendley, husband and wife, of record in Instrument No. 20160708-0070236, Register's Office for Davidson County, Tennessee, dated 07/08/2016.

Subject to: 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 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 Covenants, Conditions and Restrictions of record in Instrument No 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument No 20040720-0086706, corrected in Instrument No. 20040317-0030572, supplemented in Instrument No 20040713-0083170, corrected in Instrument No 20040720-086707, further supplemented in Instrument No 20041021-0126776, Instrument No 20041025-0128065, Instrument No 20050118-0005927, Instrument No 20050317-0029206, Instrument No. 20050425-0045905, Instrument No 20050520-056887, Instrument No 20051007-0121715, Instrument No 20051107-0134921, Instrument No 20051207-0147464 and Instrument No 20060124-0009112, Register's Office for Davidson County, Tennessee Charter for HOA of record in Instrument No 20040316-0029917, Register's Office for Davidson County, Tennessee Conveyance of common areas and open space of record in Instrument No 20051114-0137526, Register's Office for Davidson County, Tennessee Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee Storm Water Detention Agreement of record in Instrument No 20030903-0127692, Register's for Davidson County, Tennessee Agreement regarding grant of utility easement of record in Instrument No 20040917-0112429, Register's Office for Davidson County, Tennessee Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway, of record in Book 8064, page 831, as amended in Instrument No 20000114-0004981, Register's Office for Davidson County, Tennessee Easement for Drainage of record in Book 7382, Page 755, Register's Office for Davidson County, Tennessee Easement for Sewer and/or Storm Drainage of record in Book 9640, Page 881, Register's Office for Davidson County, Tennessee Grant of Easement to Comcast of record in Instrument No 20130517-0050094, 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

This property, known as 109 Shadow Glen Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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

Witness my/our hand(s) this 20 DAY OF NOVEMBER, 2024

Miller R Wallace

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at office, this 20th day of November, 2024

Notary Public

My commission expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
[SEAL]