WARRANTY DEED

Karen Johnson
Batch # 1216532
12/16/2024 10 03 05 AM
Fees $13 00 Taxes $1,696 82

Davidson County
DEEDWARR
2 pgs

20241216-0097305

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$458,600.00.**

Affiant

Subscribed and sworn to before me, this the **13th** day of **December, 2024.**

Notary Public
My commission expires 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

File # 37596-3

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Donald W. Shurden and Lauren A. Shurden **738 Cottage Park Drive** **Nashville, TN 37207**	**Citizens Bank** **7119 US Highway 98** **Hattiesburg, MS 39402**	**060-11-0-B-016.00CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NEIL AMIN AND WHITNEY ANNE AMIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD W. SHURDEN AND LAUREN A. SHURDEN, TRUSTEES OF THE DONALD AND LAUREN SHURDEN JOINT TRUST U/A 11/13/2024, ,** 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

LAND in Davidson County, Tennessee, being Unit No. 16 on the Plan of Cottage Park, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Cottage Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151203-0122006, and amended in Instrument No. 20160126-0007567 and in Instrument No. 20160928-0102452, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Cottage Park, as shown on Exhibit "B" to the First Amendment to the Declaration of Covenants of record in Instrument No. 20160126-0007567, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property vested in Whitney Anne Amin and Neil Amin, wife and husband by Quitclaim Deed dated March 17, 2021, from Whitney Anne Gutgsell N/K/A Whitney Anne Amin, a married woman, of record in Instrument No. 20210323-0038180, Register's Office for Davidson County, Tennessee.

Property was previously conveyed to Whitney Ann Gutgsell, an unmarried woman by Warranty Deed dated December 17, 2019, from Francesca Jo Wiles, an unmarried woman and Janice Jean Wiles, a married woman, as joint tenants with rights of survivorship, of record in Instrument No. 20191218-0130398, Register's Office for Davidson County, Tennessee.

This is improved property, known as **738 Cottage Park Drive, Nashville, TN 37207**

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

1 The Plan as set out on Exhibit "B" to the First Amendment to the Declaration of Covenants of record in Instrument No 20160126-0007567, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein

2 Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3984, Page 727, Register's Office for DAVIDSON County, Tennessee

3 Declaration of Covenants, Conditions and Restrictions of Cottage Park, a Horizontal Property Regime with Private Elements, of record in Instrument No 20151203-0122006, and amended in Instrument No 20160126-0007567 and in Instrument No 20160928-0102452, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto

4 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No 20150317-0022957 and in Instrument No 20161005-0105304, Register's Office for Davidson County, Tennessee

5 Agreement for Dedication of Easement for Natural Conservation Easement of record in Instrument No 20161005-0105105, said Register's Office

6 Agreement for Dedication of Easement for Drainage Easement of record in Instrument No 20161005-0105145 said Register's Office

7 Access Easement and Maintenance Agreement of record in Instrument No, 20211213-0164878

8 Storm Easement and Maintenance Agreement of record in Instrument No 20240328-0021666

9 Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable

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 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 **13th** day of **December, 2024.**

Neil Amin

Whitney Anne Amin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Neil Amin and Whitney Anne Amin,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **December, 2024.**

Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON