Prepared by
[illegible], Inc

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2026

Karen Johnson
Batch # 1227857
01/17/2025 09 51 34 AM
Fees $13 00 Taxes $684 50

Davidson County
DEEDWARR
2 pgs

20250117-0003913

This area for recording stamp

MST 2024-1986

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
Jeffrey Wachman	New Owner	052-16-0A-020 00-CO
(NAME)	(NAME)	
1301 Neelys Bend Road Unit C20		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Caleb Aaron Shown, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Wachman,** 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. C - 20, on the Plan of Neely's Bend Condominium, of record in Plat Book 5200, page 200, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Neely's Bend Condominium , a horizontal property regime established by Master Deed of record in Book 5483, page 86, Register's Office

Being the same property conveyed to Caleb Aaron Shown, an unmarried man by General Warranty Deed from Try Properties, a Tennessee general partnership of record in Instrument No. 20200323-0031621 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 23, 2020.

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. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 141 and Plat Book 5200, Page 200, 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 Book 5483, Page 86, as amended in Book 6119,

Page 322, Register's Office for Davidson County, Tennessee By-Laws for Neely's Bend Condominium Association, Inc of record in Book 5483, Page 124, as amended by Instrument No 20020705-0080848 and Instrument No 20040527-0062519, in the Register's Office for Davidson County, Tennessee Charter for Neely's Bend Condominium Association, Inc. of record in Book 5476, Page 765, in the Register's Office for Davidson County, Tennessee. Rules and Regulations of record in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee Utility Line Easement of record in Instrument Number 20040624-0075203, 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

This property, known as 1301 Neelys Bend Road Unit C20, Madison, TN 37115
(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 hand this 16th DAY OF JANUARY, 2025

Caleb Aaron Shown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Caleb Aaron Shown, an unmarried man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 16th day of January, 2025.

Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County