Karen Johnson
Batch # 1229784
01/23/2025 12 42 32 PM
Fees $13 00 Taxes $1,017 50

Davidson County
DEEDWARR
2 pgs

20250123-0005354

DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

LB-DI-24-3004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
Davdes Investments, LLC	**Same as New Owner**	
(NAME) **627C S James M Campbell Blvd #318**	(NAME)	**150-16-0A-106.00-CO**
(ADDRESS) **Columbia, TN 38401**	(ADDRESS)	
(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, **FELICIA FREGENE, A SINGLE PERSON, AS THE BENEFICIARY OF TERRY SHELTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVDES INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No 10 on the Final Plat of Windhaven Shores, Section Three of record in Instrument No 20141214-0148382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Clochetta Shelton and husband Terry Shelton by Warranty Deed from Grand Developers, LLC of record in Instrument No 20070605-0066830 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 05, 2007

Clochetta Shelton died on or about July 2, 2011, leaving Terry Shelton as the surviving tenant by the entirety

Terry Shelton died testate on or about July 31, 2024 Title to the subject property vested in Felicia Fregene as devisee under His duly probated Last Will and Testiment entered into Probate under Docket No 24P1915, in the Circuit Court for Davidson County, Tennessee (Probate Division) Said Last Will and Testiment also of record in Instrument No 20241031-0084599, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Taxes for the year 2025, a lien not yet due and payable

- Subject to all matters shown on the Plan of record as Instrument Number 20041214-0148382, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030219-0021585, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of Windhaven Shores Homeowners Association, Inc , of record at Instrument No 20030228-0026797, in the aforesaid Register's Office
- By-Laws of Windhaven Shores Homeowners Association, Inc , of record at Instrument No. 20030219-0021586, in the aforesaid Register's Office
- Stormwater Detention Agreement of record in Instrument Number 20020603-0066392, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easement of record in Instrument Number 20070329-0037448, re-recorded in 20080219-0015738, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed for Common Area of record in Instrument Number 20060724-0088808 and re-recorded in

Instrument No 20061204-0148906, in the Register's Office for Davidson County, Tennessee
• Tennessee Valley Authority Easement of record in Book 2590, Page 263, in the Register's Office for Davidson County, Tennessee
• Storm Detention Agreement of record in Instrument Number 20030218-0020742, in the Register's Office for Davidson County, Tennessee
• 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. **3004 Beachmist Way, Antioch, Tennessee 37013**

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 17th DAY OF JANUARY, 2025

Felicia Fregene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FELICIA FREGENE, 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 17th of January, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2027

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