Karen Johnson
Batch # 1244557
03/10/2025 10 29 35 AM
Fees $13 00 Taxes $777 00

Davidson County
DEEDWARR
2 pgs

20250310-0017740

WARRANTY DEED

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ day of March 7, 2025

Notary Public

MY COMMISSION EXPIRES 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Norma J Shaw	Same	59-08-0A-331 00
(NAME)	(NAME)	
4112 Polk Forest Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250349

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, I/we, **Julica Jennings, a single woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Norma J. Shaw, 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

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 331, as shown on the map entitled Final Plat, Park Preserve, Phase 1D and 4A, of record in Instrument No 20181114-0112274, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Julica Jennings, unmarried, by Warranty Deed from Habitat for Humanity of Greater Nashville, a Tennessee non-profit corporation, dated 12/18/2019 and filed of record in Instrument No 20200109-0003268 and corrected in Instrument No 20200522-0053599, Register's Office for Davidson County, Tennessee

RESTRICTIONS

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in in Instrument No 20100122-0005684, amended in Instrument Nos 20100316-0019840, 20101027-0086058, 20191108-0115640 and 20200109-000327, Register's Office for said County, Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Also subject to

Stormwater Detention Agreement of record in Instrument No 20171204-0123505, Register's Office for said County

Landscape Agreement appearing of record in Instrument No 20031027-0157840, Register's Office for said County

Access-Utility Easement of record in Instrument No 20180906-0088389, Register's Office for said County

Shared Property Value Agreement appearing of record in Instrument No 20200109-0003274, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 4112 Polk Forest Circle, Nashville, TN 37207
(House No) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

PLEASE RETURN TO.

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 7th day of March, 2025

Julica Jennings

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Julica Jennings, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 7th of March, 2025

Notary Public
My Commission Expires 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY