WARRANTY DEED

Karen Johnson Davidson County
Batch # 1267306 DEEDWARR
05/01/2025 10 38.36 AM 2 pgs
Fees $13 00 Taxes $1,036 00

20250501-0033650

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2025

Notary Public

My commission expires: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp October 20, 2026
COUNTY OF WILLIAMSON

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kesha J.P. Wall, Trustee of The Royal Oaks Trust dated December 5, 2014	**New Owner**	**173-05-0-A-184-00CO**
3904 Kimpalong Avenue		
Nashville, TN 37205		

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,

Shaina Cardwell, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kesha J.P. Wall, Trustee of The Royal Oaks Trust dated December 5, 2014

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 all of Unit No 184 on the Plan of Barnes Crossing, a Planned Unit development, as shown on Exhibit "D" of the Master Deed of record in Instrument No 20050721-0084791, as re-recorded in Instrument No 20050805-0092480, and amended in Instrument No 20051114-0136938, and Instrument No 20071227-0147998 and as set out on Exhibit "A" to the Amendment in Instrument No 20051114-0136938 , Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Shania Cardwell by Warranty Deed dated December 30, 2020, from Rebekah C Diller nka Rebekah D Tait, married, of record in Instrument No 20210106-0002242, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following

Taxes for the year 2025, and all subsequent years not yet due and payable Map and Parcel 173-05-0-A-184-00CO

1 The Plan of record as set out on Exhibit "D" to the Master Deed of record in Instrument No 20050721-0084791, Re-Recorded in Instrument No. 20050805-0092480, and as set out on Exhibit "A" to the Amendment of record in Instrument No. 20051114-0136938, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2 Master Deed for Barnes Crossing of record in Instrument No. 20050721-0084791, Re-Recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938, and Instrument No 20071227-0147998, and By-Laws and Charter appended thereto, said Register's Office

3 All matters shown on the P.U.D Boundary Plat for Barnes Crossing of record in Instrument No 20050128-0010427, said Register's Office

4 Right-of-Way Dedication to the Metropolitan Government of Nashville and Davidson County of record in Instrument No 20050811-0095171, said Register's Office

5 Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No 20131021-0109630, said Register's Office

6. Easement Agreement of record in Instrument No. 20181210-0120117, said Register's Office

7 Sewer Easement Agreement of record in Instrument No 20190320-0025476, said Register's Office

This is improved property known as: 1731 Red Jacket Drive, Antioch, TN 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) 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/ourselves, my/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 30th day of April, 2025.

Shaina Cardwell

Shaina Cardwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Shaina Cardwell, an unmarried woman the within named bargainor(s), 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 Nashville, Tennessee, this 30th day of April, 2025

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON