Karen Johnson Davidson County
Batch# 1281651 DEEDWARR
06/05/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,477.63
20250605-0044192

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ruth Anne Braun Marshall and Richard L. Marshall, Jr. 1815A Shackleford Road Nashville, TN 37215	NEW OWNER	131-03-1J-001.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tanay Parekh and Holly Fletcher, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto Richard L. Marshall, Jr. and Ruth A. Marshall, husband and wife , ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1815A Shackleford Road, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "A", together with the appurtenant interest in the common elements of Shackleford Road Townhomes, a horizontal property regime established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20130801-0080472, Register Office for Davidson County, Tennessee, said Unit being depicted on the Plan attached as Exhibit "C" to the aforementioned Declaration of Covenants, Conditions, and Restrictions.

Being the same property conveyed to Tanay Parekh and Holly Fletcher, husband and wife by Warranty Deed from Aimee Davis and Tyler Davis, wife and husband of record in Instrument No. 20201215-0148078 Register's Office for Davidson County, Tennessee, dated December 10, 2020 and recorded on December 15, 2020.

This is improved (X) unimproved ( ) property known as 1815A Shackleford Road, Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2 day of June, 2025.

Tanay Parekh

Holly Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2025, before me personally appeared Tanay Parekh and Holly Fletcher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $939,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of June, 2025.

Notary Public
My commission expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 4, 2025.

J. Carlton Drumwright

June 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY