THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8595-WE Karen Johnson Davidson County Batch # 1284770 DEEDWARR 06/16/2025 12 23 59 PM 2 pgs Fees $13 00 Taxes $1,184 00 20250616-0046861	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2025 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Haley Ann Martin	New owner	
123 Shadow Glen Drive		161-16-0A-012.00-CO
Nashville, TN 37211		
(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, **Colleen Marie Dolan, married, and Ann Marie Dolan, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haley Ann Martin, unmarried**

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. 12 on the plan of TOWNHOMES OF SHADOW GLEN as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248 and Surveyors Certificate of Correction recorded in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706 and Supplemented in Instrument No. 20040713-0083179 and Surveyors Certificate of Correction recorded in Instrument No. 20040720-0086707 and further Supplemented in Instrument No. 20041021-0126776 and Re-Recorded in Instrument No. 20041025-0128065 and further Supplemented in Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905 and Amendment recorded in Instrument No. 20050520-0056887 and further Supplemented in Instrument No. 20051007-0121715; Instrument No. 20051007-0134921; Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Colleen Marie Dolan, unmarried and Ann Marie Dolan, married, as joint tenants with right of survivorship by Warranty Deed from Ramona Harris, an unmarried woman of record in Instrument No. 20210903-0118727 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 03, 2021. The said Colleen Marie Dolan is now married.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **123 Shadow Glen Drive, Nashville, TN 37211**

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 our hands this the 10 day of June, 2025.

Colleen Marie Dolan

Ann Marie Dolan by Colleen Marie Dolan, Attorney-in-Fact

R L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Colleen Marie Dolan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of June, 2025.

My Commission expires: Nov 8 2027

Notary Public

R L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Colleen Marie Dolan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ann Marie Dolan** as her Attorney in Fact, as the free act and deed of the within named **Ann Marie Dolan.**

Witness my hand and official seal this the 10 day of June, 2025.

My Commission expires: Nov 8 2027

Notary Public