Karen Johnson Davidson County
Batch# 1312824 DEEDWARR
08/20/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250820-0066662

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CINDY PERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF Tennessee) COUNTY OF Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00 Affiant Subscribed and sworn to before me, this 18 day of August, 2025. Notary Public My Commission Expires: 4-19-2027

WARRANTY DEED

Address New Owner: Kimberly Willis and Bonnie Simmons 1050 East Trinity Lane #2, Nashville, TN 37216	Send Tax Bills to: Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 072-06-3H-010-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM KEITH SHACKLEFORD AND BLAKE CHAFFIN, BOTH UNMARRIED,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KIMBERLY WILLIS, A SINGLE PERSON AND BONNIE SIMMONS, A MARRIED PERSON,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Unit #10 of Vibe, a planned unit development, a shown on exhibit "b" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to William Keith Shackleford and Blake Chaffin, both unmarried by Deed dated February 26, 2020 from Dawn L. Bogic and Rachel Schaffer Lawson, Co-Trustees of Revocable Trust of Dawn L. Bogic Dated 12-1-2017, recorded February 28, 2020, in Instrument Number 202002280022392, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1050 East Trinity Lane #2, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2025.

WILLIAM KEITH SHACKLEFORD

BLAKE CHAFFIN

STATE OF Tennessee)
)
COUNTY OF Nashville)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM KEITH SHACKLEFORD AND BLAKE CHAFFIN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of August 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 8.18.2025.

Affiant Signature

8.20.2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 20 day of August, 2025.



Notary Public

My Commission Expires: 4.19.2027

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