Karen Johnson Davidson County
Batch# 1314630 DEEDWARR
08/26/2025 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20250826-0068010

WARRANTY DEED

G-ORE-25-618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/12/2026

(AFFIX SEAL)

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/12/2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelynn A. Deal **James Adam Deal** **Courtney Deal**	**Same As New Owner**	
(NAME)	(NAME)	
618 Timber Lane		**117-02-0C-010.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGANNE HARMON AND JOHN H. SHATZER, III, TRUSTEES OF THE SHATZER-HARMON RESIDENCE TRUST, ESTABLISHED NOVEMBER 9, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELYNN ANN DEAL, AN UNMARRIED WOMAN AND JAMES ADAM DEAL, A MARRIED MAN AND COURTNEY DEAL, A MARRIED WOMAN AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Regency Park, Woodlawn Manor Incorporated, of record in Book 3700, Pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John H. Shatzer, Jr. and Georganne Harmon, husband and wife by Warranty Deed from John Perdue and wife, Virginia Perdue of record in Instrument No. 20161221-0134067 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 21, 2016.

Being the same property conveyed to John H. Shatzer, Jr. and Georganne Harmon, Trustees of Shatzer-Harmon Residence Trust, established November 09, 2017 by Warranty Deed from John H. Shatzer, Jr. and wife, Georganne Harmon of record in Instrument No. 20171211-0125876 Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on December 11, 2017.

Being the same property conveyed to John H. Shatzer, Jr. and Georganne Harmon, husband and wife by Quitclaim Deed from John H. Shatzer, Jr. and Georganne Harmon, Trustees of Shatzer-Harmon Residence Trust, established November 09, 2017 of record in Instrument No. 20200630-0070520 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on June 30, 2020.

Said John H. Shatzer, Jr. having died December 30, 2023, vesting Georganne Harmon as surviving tenant.

Being the same property conveyed to Georganne Harmon and John H. Shatzer, III, Trustees of the Shatzer-Harmon Residence Trust, established November 9, 2017 by Quitclaim Deed filed July 25, 2025 of record in Instrument No. 20250725-0058885, Register's Office for Davidson County, Tennessee.

"*Shatzer-Harmon Residence Trust Trustee's Delegation of Duty and Power to sell and convey real property pursuant to Tennessee Code Annotated 35-15-807*" of Record in Intrsument No. 20250819-0066258 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Pages 111 and 112, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee

Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodlawn Manor, Inc. of record in Instrument Number Book 3815, Page 778 and as amended in Instrument No. 20221110-0120652, Register's Office for Davidson County, Tennessee.

- By-Laws of The Association of Owners of the Regency Park Condominium, formerly Woodlawn Manor, Inc., of record in Book 3815, Page 788 Exhibit II, and as amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument Number 20031029-0159210, Instrument Number 20050531-0060994, Instrument Number 20171030-0110958 and in Instrument Number 20110525-0040197, in Instrument Number 20221110-0120652 and in Instrument Number 20240403-0023605, in the Register's Office for Davidson County, Tennessee.
- Charter of Regency Park Condominium Homeowners Association of record in Book 8129, Page 118 and amended in Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee.
- Repurchase and Option Agreement and amendments of record in Book 3907, Page 839 and amended in Book 4023, Page 381 and Book 4431, Page 792, and Counterpart in Book 7401, Page 924, and Book 4059, page 873 in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 3943, Page 821 and Book 3593, Page 348, in the Register's Office for Davidson County, Tennessee.
- Repurchase Option Agreement of record in Book 3907, Page 839, Book 7401, Page 912 and Book 7401, Page 909, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20110525-0040197, in the Register's Office for Davidson County, Tennessee.
- Counterpart of record in Book 4173, Page 18; Book 6228, Page 550, in the Register's Office for Davidson County, Tennessee.
- Counterpart to the Repurchase and Option Agreement Woodlawn Manor, Inc of record in Book 4713, Page 469, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4067, Page 947, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **618 Timber Lane, Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 22 DAY OF AUGUST, 2025.

Shatzer-Harmon Residence Trust, established November 9, 2017

BY: _____
Georganne Harmon
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGANNE HARMON, TRUSTEE of SHATZER-HARMON RESIDENCE TRUST, ESTABLISHED NOVEMBER 9, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of August, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **8/25/2025** (date of document).

Affiant Signature

8/25/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **August**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

