Karen Johnson Davidson County
Batch# 1329606 DEEDWARR
10/02/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20251002-0078644

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jennifer Salts
3006 Wiltshire Park Place
Hermitage, TN 37076
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 098-13-0I; Parcel 001-00)

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 of all of which is hereby acknowledged, the undersigned, **SHANA ATKINS, F/K/A SHANA RHODES, A SINGLE WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JENNIFER SALTS, UNMARRIED WOMAN**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 2A as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at Park at Wiltshire, Lot 2, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20210323-0038168, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the plan attached as Exhibit "B" to said Declaration, to which reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Nicholas Rhodes and Shana Rhodes, husband and wife, by Special Warranty Deed from Landmark Homes of Tennessee, Inc., a Tennessee Corporation, dated April 1, 2022, recorded April 11, 2022, in Instrument No. 20220411-0041576, in the Register's Office for Davidson County, Tennessee. Further conveyed to Shana Atkins, by Quitclaim Deed from Nicholas Rhodes, dated August 1, 2023, recorded August 1, 2023, in Instrument No. 20230801-0059279, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 3006 Wiltshire Park Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is 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 as noted herein, and for the 2025 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 1st day of October, 2025.

Shana Atkins F/K/A Shana Rhodes

SHANA ATKINS F/K/A SHANA RHODES

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 Shana Atkins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2025.

Notary Public

My Commission Expires: March 22, 2026

(SEAL)

TERESA H KEENE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shana Atkins

Affiant

Subscribed and sworn to before me this 1st day of October, 2025.

Notary Public

My commission Expires: March 22, 2026

File No. GTS1-2025-250

TERESA H KEENE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/01/2025.

Affiant Signature

10/02/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202510020078644