Karen Johnson Davidson County
Batch# 1378603 DEEDWARR
02/10/2026 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260210-0009982

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260153255

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of February, 2026.

Notary Public
My Commission Expires: 12/19/28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura Deck 6121 Neighborly Avenue, A Nashville TN 37209	New Owner	Tax Parcel ID No. 103 01 0I 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica Adams Shifflett f/k/a Jessica J. Adams and Thomas B. Shifflett, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Laura Deck, a single woman**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of NEIGHBORLY VILLAGE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing NEIGHBORLY VILLAGE, a Horizontal Property Regime, of record in Instrument Number 20180508-0044025, as amended Instrument No. 20180511-0045421, Instrument No. 20200302-0023237 and Instrument No. 20201203-0140597, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jessica J. Adams and Thomas B. Shifflett, wife and husband, by Warranty Deed from Southern Comfort Homes, LLC, of record in Instrument No. 20201230-0154559, in the Register's Office of Davidson County, Tennessee, dated December 28, 2020, and recorded on December 30, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MINOR SUBDIVISION RE-SUBDIVISION OF LOT 16 ON THE PLAN OF COWDEN SUBDIVISION NO. 3, as recorded in Plat Instrument No. 20180515-0046448.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180508-0044025 as Amended Instrument No. 20180511-0045421, Instrument No. 20200302-0023237 and Instrument No. 20201203-0140597.

Charter for Neighborly Village Homeowners' Association, Inc., a Tennessee not-for-profit Corporation., recorded as Instrument No. 20201217-0149530.

This is improved property located at 6121 Neighborly Avenue, A Nashville TN 37209

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 6th day of February, 2026.

Jessica Adams Shifflett f/k/a Jessica J. Adams

Thomas B. Shifflett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Adams Shifflett f/k/a Jessica J. Adams and Thomas B. Shifflett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
November 14, 2029

Tennessee Certification of Electronic Document

I, Shaka T. Morris, 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 February 6, 2026

Affiant Signature

9th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028