Karen Johnson Davidson County
Batch# 1402481 DEEDWARR
04/07/2026 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260407-0027727

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2026.

Notary Public

My commission expires: 10/16/2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Park at Glencliff LLC	New Owner(s)	133-04-0-007.00
1209 Saxon Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHELBY WATKINS AND SHELBY LOWRIE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE PARK AT GLENCLIFF LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly 20 feet of Lot No. 19 and the northerly 80 feet of Lot No. 20, on the plan of J. P. Ellis's Subdivision Section "A" a part of the Morton Tract, as of record in Book 1130, Page 23, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said part of Lots 19 and 20 front together 100 feet on the southerly side of Glencliff Road, and extend back between parallel lines 579 feet 6 inches more or less on the southerly line and 526.6 feet more or less on the northerly line to a dead line measuring 115 feet thereon.

Being the same property conveyed to Shelby Watkins an unmarried woman and Shelby Lowrie an unmarried man, as tenants in common with right of survivorship by Warranty Deed from Ben C. Foreman, married and Marsha A. Pickett, unmarried, dated January 30, 2015 and recorded February 2, 2015 in Instrument No. 20150202-0009339, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shelby Watkins and Shelby Lowrie, wife and husband by Quitclaim Deed from Selby Watkins an unmarried woman and Shelby Lowrie unmarried man, as tenants in common with right of survivorship dated November 12, 2018 and recorded November 26, 2018 in Instrument No. 20181126-0115217, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3212 Glencliff Road, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of March, 2026.

Shelby Watkins

Shelby Lowrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shelby Watkins and Shelby Lowrie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2026.

Notary Public

My Commission Expires: 10/16/2027

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2027

Tennessee Certification of Electronic Document

I, Steven 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 March 30. 2026

Affiant Signature

3rd day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 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

202604070027727