Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

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

**CRT File No. 260654775**

Karen Johnson Davidson County
Batch # 1452341 DEEDWARR
07/29/2026 09:29:39 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20260729-0069472

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of July, 2026.

Notary Public
My Commission Expires:

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Shannon Domayer and Cory Domayer, and Madisen Domayer<br>2 Windsor Dr<br>Ormond Beach, FL 32174 | New Owner | Tax Parcel ID No.<br>161 16 0A 069.00 |

**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, **Nancy Livezey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madisen R Domayer, a single woman and Cory D Domayer and Shannon R Domayer, Husband and Wife, As Joint Tenants with Right of Survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 69 on the plan of TOWNHOMES OF SHADOW GLEN as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248 as corrected in Instrument No. 20040317-0030572; Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707; as supplemented in Instrument No. 20040713-0083179; Instrument No. 20041021-0126776 as re-recorded in Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112 as amended in Instrument No. 20050520-0056887, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy Livezey, by Warranty Deed from Nicholas L. Parker and wife, Colleen J. Parker, of record in Instrument No. 20150601-0050435, in the Register's Office of Davidson County, Tennessee, dated May 28, 2015, and recorded on June 01, 2015.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY & SUBDIVISION OF SOUTHMARK, as recorded in Plat Book 7900, Page 38.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040315-0029248 as corrected in Instrument No. 20040317-0030572; Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707; as supplemented in Instrument No. 20040713-0083179; Instrument No. 20041021-0126776 as re-recorded in Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112 as amended in Instrument No. 20050520-0056887.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 8064, Page 815.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7382, Page 755 and Book 9640, Page 881.

Easement for Grant of Utility, recorded in Instrument No. 20040917-0112429.

Easement recorded in Instrument No. 20130517-0050094.

Agreement for Construction and Maintenance of Joint Access Driveway as set forth in instrument recorded in Book 8064, Page 831 as amended in Instrument No. 20000114-0004981.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030903-0127692.

Charter for The Townhomes of Shadow Glen Homeowners Association, Inc., recorded as Instrument No. 20040316-0029917.

Common Open Space Deed recorded as Instrument No. 20040325-0033972; Instrument No. 20041105-0133514; Instrument No. 20041105-0133515; Instrument No. 20050127-0010261; Instrument No. 20050322-0031389; Instrument No. 20050429-0048090; Instrument No. 20051012-0123003; Instrument No. 20051114-0137526; Instrument No. 20060105-0001844 and Instrument No. 20070913-0109882.

This is improved property located at 432 Shadow Glen Dr Nashville TN 37211

**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 16th day of July, 2026.

Nancy Livezey

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy Livezey, 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 10th day of July, 2026.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
February 2, 2030