Karen Johnson Davidson County
Batch# 1470718 DEEDWARR
09/10/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260910-0083844

WARRANTY DEED

File No. EM-26-3545

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Crawford and Christian Thompson	NEW OWNER	
(NAME)	(NAME)	
310 Shadow Glen Drive		161-16-0A-112.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Shadow Glen, LLC a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrea Crawford and Christian Thompson, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 112 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; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086707, 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 Tanya Hembree and Dan Hembree, wife and husband by Warranty Deed from Parisa Oden aka Parisa Oden Spurlock, unmarried of record in Instrument No. 20210804-0104581 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 04, 2021.

Being the same property conveyed to Shadow Glen, LLC a Tennessee limited liability company by Quitclaim Deed from Dan Hembree and Tanya Hembree, husband and wife of record in Instrument No. 20220310-0027692 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 10, 2022.

This is property more commonly known as 310 Shadow Glen Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 28th day of August, 2026.

Shadow Glen, LLC, a Tennessee Limited Liability Company

By:_____
Daniel W. Hembree, Member

By:_____
Tanya Hembree, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, JOHN HINTON of the state and county mentioned, personally appeared Daniel W. Hembree and Tanya Hembree, Members of Shadow Glen, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Shadow Glen, LLC, the within named bargainor, a Limited Liability Company, and that such Daniel W. Hembree and Tanya Hembree, Members of Shadow Glen, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in FRANKLIN, TN this 28th day of August, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on August 28, 2026. (date of document).

Signature

Date: 9-8-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 8th day of September, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON