WARRANTY DEED

Karen Johnson Davidson County
Batch# 341181 DEEDWARR
01/09/2020 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200109-0003294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of January 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANAMARIA WILLINGHAM
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NO(S).
John D. Kitch and Jaci L. Kitch		142 06 0D 020.00
(NAME)	(NAME)	
114 Doral Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sarah Waddell, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John D. Kitch and Jaci L. Kitch**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit 89-A of Section Seven, Doral Country Villa, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 223, said Register's Office, to which source reference is hereby made for a more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Joyce F. Dennington, by Warranty Deed from C. Leticia Cogley Myers Ward, previously known as C. Leticia Cogley Myers married dated October 31, 1996 and recorded November 04, 1996 in Book 10248, Page 858, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sarah Waddell, a single woman by Warranty Deed from Joyce F. Dennington, unmarried dated February 28, 2019 and recorded March 5, 2019 as Instrument No. 20190305-0019907, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 114 Doral Court, Nashville, TN 37221

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 our hands this 6th day of January, 2020

Sarah D. Waddell

Sarah Waddell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sarah Waddell, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2020.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

File Number: MTJ-1911918SSO

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M Holmes

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Lascelle

Notary's Signature

My Commission Expires: 11/03/2020

