Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 522408 DEEDWARR
12/01/2020 11:17:13 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20201201-0139389

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Brevard
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Danielle Dorman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 au November 2020.

Grace Cid
Notary Public

MY COMMISSION EXPIRES: 5-12-24

(AFFIX SEAL)

GRACE CID
Notary Public, State of Florida
Commission# GG 987700
My comm. expires May 12, 2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Casey Inman Williams	New Owner	075-12-0- F-044.00CO
(NAME)	(NAME)	
735 Tulip Grove Road, Unit 323		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Danielle Dorman, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Casey Williams, a single man,** hereinafter called the GRANTEE(S), his/her/their 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 LOT NO. 44 aka UNIT NO. 323, on the plan of TULIP COVE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, as amended in Instrument Nos. 20080103-0000699 and 20120521-0043906, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Danielle Dorman, an unmarried woman by Warranty Deed dated 01/29/2015 from Shane L. Pitmon, unmarried of record in Instrument 201501300009002, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per boundary plat of record in Instrument 200505170055768, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200505250059119, as amended of record in Instrument 200801030000699, as amended of record in Instrument 201205210043906, Stormwater Detention Agreement of record in Instrument 200406090068086, Grant of Easement of record in Instrument 201603010019393, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 735 Tulip Grove Road, Unit 323, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19 day November 2020.

Danielle Dorman

State of ~~Florida~~ Florida
County of Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danielle Dorman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19 day of November, 2020.

Notary Public:
My Commission Expires: 5-12-2024

GRACE CID
Notary Public, State of Florida
Commission# GG 987700
My comm. expires May 12, 2024

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129