WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 570145 DEEDWARR
02/08/2021 10:05:06 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210208-0017489

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$675,000.00**.

Daniel John Dugan Jr.
Affiant

Subscribed and sworn to before me, this the 5th day of February, 2021.

Christine L. Lind
Notary Public

My commission expires: 11.22.21
(AFFIX SEAL)

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel John Dugan, Jr. **Kathryn Keene Dugan**	Citizens Bank, N.A.	**Map 083-12-0-M Parcel 002.00co**
2523 Brittany Drive	One Citizens Plaza	
Nashville, TN 37206	Providence, RI 02903	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Karin Larsen and Martin Larsen, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel John Dugan, Jr. and Kathryn Keene Dugan, 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of 2523 Brittany Drive, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 2523 Brittany Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170606-0056351 and amended in Instrument No. 20170816-0084132, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 2523 Brittany Drive, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20170606-0056351, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Karin Larsen and Martin Larsen, wife and husband, by Warranty Deed dated June 17, 2019 from Jillian Edwards, an unmarried woman, of record in Instrument No. 20190619-0058940, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 2523 Brittany Drive in Instrument No. 20170606-0056351, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for 2523 Brittany Drive, of record in Instrument No. 20170606-0056351, amended in Instrument No. 20170816-0084132, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. (3) All matters as shown on the Plat of record in Plat Book 2330, Page 166, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2523 Brittany Drive, Nashville, TN 37206**

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 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(s) this **5th** day of **February, 2021.**

Karin Larsen

Martin Larsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Karin Larsen and Martin Larsen,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **5th** day of **February, 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON