THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132970** Karen Johnson Davidson County Batch# 578010 DEEDWARR 02/25/2021 08:16:30 AM 3 pgs Fees: $18.00 Taxes: $2,349.50 20210225-0023472	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2021. Notary Public My Commission Expires: 11-16-23 TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Ashley Deanna Patton and Douglass G. Foote, III 802B Fatherland Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 16 0F 002.00

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, **Sean Wilfred Dodge, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Deanna Patton and Douglass G. Foote, III, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 102 B of 802 Fatherland Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Master Deed establishing 802 Fatherland Condominiums, a Horizontal Property Regime, of record in Instrument Number 20061018-0129231, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Sean Wilfred Dodge, by Warranty Deed from Garafola and Harris, a Limited Liability Company, of record in Instrument No. 20070820-0099695, in the Register's Office of Davidson County, Tennessee, dated August 16, 2007 and recorded on August 20, 2007. Krystal Dodge joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as Spouse of Sean Wilfred Dodge

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J S Williams Addition Edgefield, as recorded in Plat Book 21, Page(s) 45.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 802 Fatherland Condominiums of record in Instrument No. 20061018-0129231; also subject to

easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090915-0086214.

This is improved property located at 802B Fatherland Street Nashville TN 37206

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 19th day of February, 2021.

Sean Wilfred Dodge

Krystal Dodge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean Wilfred Dodge and Krystal Dodge, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2021.

Notary Public

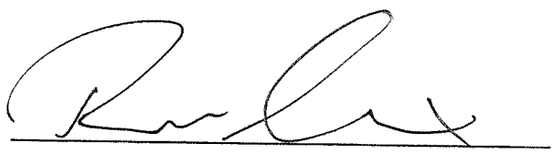
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2022

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ryan Lux, 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.

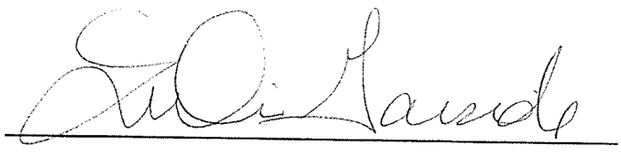


Signature

State of Tennessee

County of Davidson

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



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

