Karen Johnson Davidson County
Batch# 592543 DEEDWARR
03/16/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20210316-0034572

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 841656 2020-34851 FRS Dallas Closers	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $630,000.00 Affiant Subscribed and sworn to before me, this the 12 day of March 2021. Notary Public My commission expires: 5/2/2022 (Affix Seal)

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Blake Rowlinson and Lauren Balcar	NAME: Same as owner
STREET ADDRESS: 401B North 17th Street Nashville, TN 37206	STREET ADDRESS:
MAP & PARCEL NO.:08310 0 376.00	

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, Kevin J. Doherty and Erin F. Doherty, husband and wife hereinafter called Grantors, has bargained and sold, and by these presents do hereby transfer and convey unto Blake Rowlinson, a single man and Lauren Balcar, a single woman, as tenants in common hereinafter called Grantees, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularlydescribed as follows:,

Land in Davidson County, Tennessee, being Lot No. 199 on the Map of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin J. Doherty and Erin F. Doherty, husband and wife by Deed dated August 8, 2018 from Richard A. Spector and Jesselyn Z. Spector, husband and wife, and Chaye A. Spector nka Chaye Eichenberger, married, recorded August 10, 2018, in Instrument Number 20180810-0079100, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 401B North 17th Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantees, his/her heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 18th day of February, 2021.

x _____
Kevin J. Doherty

x _____
Erin F. Doherty

State of Colorado } ss
County of Adams

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kevin J. Doherty, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 18th day of February, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ANNABEL EGGLESTON
Notary Public
State of Colorado
Notary ID # 20124076758
My Commission Expires 12-07-2024

_____
Notary Public
My commission expires 12/07/2024

State of Colorado } ss
County of Adams

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Erin F. Doherty, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 18th day of February, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ANNABEL EGGLESTON
Notary Public
State of Colorado
Notary ID # 20124076758
My Commission Expires 12-07-2024

_____
Notary Public
My commission expires 12/07/2024

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

My Commission Expires: March 17, 2024