WARRANTY DEED

Karen Johnson Davidson County
Batch# 600577 DEEDWARR
03/26/2021 08:05:30 AM 2 pgs
Fees: $13.00 Taxes: $695.60
20210326-0039820

JM-SB-HFR-21-515-138

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LATONIA BROWN
Notary Public
State of Ohio
My Comm. Expires
December 29, 2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donna Lee Dunhill	**NEW OWNER**	
(NAME)	(NAME)	**090-11-0A-138.00-CO**
515 Basswood Ave APT N138		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **MICHAEL JAMES TIGHE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA LEE DUNHILL, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Unit No. N-138, on the Horizontal Property Regime for Rock Harbor Condominium, as recorded in the Master Deed of record in Book 6153, Page 421, restated in Book 6162, Page 251 and amended in Book 7369, Page 206, Register's Office for Davidson County, Tennessee. to all of which reference is hereby made for a more complete description. Together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Michael James Tighe, a single man by Warranty deed from Jatin Patel, married man of record in Instrument No. 20180221-0016407 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 21, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Rock Harbor Condominiumsof record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 6896, Page 661 and Book 7369, Page 206, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 6153, page 448 amended in Book 6896, page 661, in Instrument No 20060712-0083758 and Instrument No. 20100121-0005427, Register's Office for Davidson County Tennessee.
- Charter for HOA in Book 6145, page 762, Register's Office for Davidson County, Tennessee.
- Water main easement in Book 4664, page 21, Register's Office for Davidson County, Tennessee.
- Flowage easement to USA in Book 2147, page 42 and Book 4196, page 206, Register's Office for Davidson County, Tennessee.
- Lease to Home Coin Laundaries in Book 4726, page 568 and Book 5114, page 37, Register's Office for Davidson County, Tennessee
- Plan of record in Book 4460, page 71, Register's Office for Davidson County, Tennessee
- Deed of common elements in Book 6896, page 166, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Basswood Ave APT N138, Nashville, Tennessee 37209**.

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), their heirs and 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), 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 the 23rd DAY OF MARCH, 2021.

Michael James Tighe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL JAMES TIGHE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2021.

Notary Public
My Commission Expires: 12/29/2024
(SEAL)

NOTARY PUBLIC STATE OF OHIO

LATONIA BROWN
Notary Public
State of Ohio
My Comm. Expires
December 29, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY