# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 617181 DEEDWARR
04/16/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20210416-0051404

**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 |
|---|---|---|
| Dustin Haney | Dustin Haney | 142090A02900 |
| (NAME) | (NAME) | |
| 851 Todd Preis Drive | 851 Todd Preis Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (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 **Mary Patricia Sholey,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dustin Haney and Austin Haney, as tenants in common,** 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:

Being Unit No. 31-B on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, Page 395 (erroneously shown as Book 5100, Page 395 in previous Deed), as amended in Book 5015, Page 251, and as made applicable to Section 2, in Book 5048, Page 715, and amended in Book 5124, Page 163, Book 5124, Page 165, Instrument Nos. 200705040053687, 200705230061626 and 201511300120647, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relation to the property, co-owners and tenants of Doral Country Villa Condominiums contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5100, Page 395, as amended in Book 5015, Page 251, Book 5048, Page 715, Book 5124, Page 163, Book 5124, Page 165, Instrument Nos. 200705040053687, 200705230061626 and 201511300120647, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dorothy Evelyn Hibler by Quitclaim Deed dated 07/25/2000 from John Malcolm Hibler of record in Instrument 200008030076799, Register's Office for Davidson County, Tennessee. Dorothy Evelyn Hibler died testate on May 18, 2003 devising property to Mary Patricia Sholey as evidenced by the Last Will and Testament of Dorothy Evelyn Hibler filed under Docket No. 03P1062, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 4860, Page 122, and (2) Master Deed Establishing a Horizontal Property Regime of record in Book 5011, Page 395, as amended of record in Book 5015, Page 251, as amended of record in Book 5048, Page 715, as amended of record in Book 5124, Page 163, as amended of record in Book 5124, Page 165, as amended of record in Instr 200705040053687, as amended of record in Instrument 200705230061626, as amended of record in Instrument 201511300120647, Register's Office for Davidson County, Tennessee.

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 ☒ 850 Todd Preis Drive, Nashville, TN 37221

(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 14th day of April, 2021.

Mary Patricia Sholey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Patricia Sholey, 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 14th day of April, 2021.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

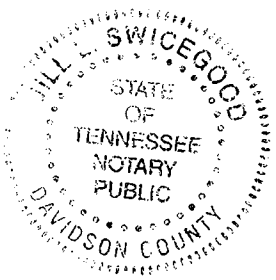
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 


Notary Public

My Commission Expires: July 9, 2022

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