Karen Johnson Davidson County
Batch# 618244 DEEDWARR
04/19/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $813.63
20210419-0052113

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61584
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brittany Anne Duronslet 525 Doral Country Dr Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142060D05200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward A. Rappuhn, and Terry Allison Rappuhn, Trustees of The Edward & Terry Rappuhn Living Trust, established by the Revocable Trust Agreement of Edward A. Rappuhn and Terry Allison Rappuhn, dated June 19, 2015** , hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Brittany Anne Duronslet, a single woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 42A of Doral Country Villa, Section Seven, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 223, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ed Rappuhn, unmarried, by Warranty deed from Eddie Redmon, Trustee, dated February 12, 1980 and recorded on February 22, 1980 of record in Book 5568, page 923, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 19 2015, recorded June 30, 2015, of record in Inst. No. 20150630-0062634, said Register's Office, subject property was conveyed to Edward A. Rappuhn and/or Terry Allison Rappuhn, Trustees of The Edward & Terry Rappuhn Living Trust, established by the Revocable Trust Agreement of Edward A. Rappuhn and Terry Allison Reppuhn dated June 19, 2015.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 223, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5532, page 727, amended in Book 5623, page 252, Inst. No. 20141103-0101033, Inst. No. 20151130-0120647, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Doral Country Villas Condominium Association, Section VII, of record in Book 5544, page 463, said Register's Office; Easement to Comcast of Nashville, I, LLC, of record in Inst. No. 20180611-0055670, said Register's Office.

This is improved property, known as 525 Doral Country Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of April, 2021

The Edward & Terry Allison Rappuhn Living Trust established by the Revocable Trust Agreement of Edward A. Rappuhn and Terry Allison Rappuhn dated June 19, 2015
By: _____, trustee
Edward A. Rappuhn, Trustee

Terry Allison Rappuhn, trustee
Terry Allison Rappuhn, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Edward A. Pappuhn**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of The Edward & Terry Rappuhn Living Trust, established by the Revocable Trust Agreement of Edward A. Rappuhn and Terry Allison Rappuhn, dated June 19, 2015** , a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Terry Allison**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of The Edward & Terry Rappuhn Living Trust, established by the Revocable Trust Agreement of Edward A. Rappuhn and Terry Allison Rappuhn, dated June 19, 2015** , a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $219,900.00.

Debi J Nelson
Affiant

Sworn and subscribed before me this 16th day of April, 2021

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021