WARRANTY DEED

Karen Johnson Davidson County
Batch# 618500 **DEEDWARR**
04/20/2021 08:51:40 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210420-0052464

G-SB-VRES-21-2120-A5

WILLIAM E GRONE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/07/2023 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Barbara Dorris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

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)
Barbara Dorris	**Same as New Owner**	
(NAME) **4210 Hillcrest Avenue**	(NAME)	**104-16-0E-005.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **TAYLOR G. BLACKWELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA DORRIS, MARRIED,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A5 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Albemarle Condominiums of record in Instrument No. 20060309-0027782, and as amended in Instrument No. 20070131-0012862, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed and said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the Amendment to the aforementioned Master Deed.

Being the same property conveyed to Taylor G. Blackwell, unmarried by Warranty deed from Ann Blackwell, married of record in Instrument No. 20150324-0025161 Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 24, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Albemarle Condominium of record in Instrument Number 20060309-0027782 as amended in Instrument No. 20070131-0012862, Register's Office for Davidson County, Tennessee.
- Charter for The Albemarle Condominium Association, Inc. of record in Instrument Number 20060314-0029491, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 Belmont Blvd #A5, Nashville, Tennessee 37212**.

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 15th DAY OF APRIL, 2021.

Taylor G. Blackwell by Margaret Means, Attorney in Fact

Taylor G. Blackwell
by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TAYLOR G. BLACKWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said TAYLOR G. BLACKWELL.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 03/07/2023 DAVIDSON COUNTY

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