WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12411-DS

WARRANTY DEED

JM-SB-RRG-21-237

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00.

Emily Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2021.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 5-7-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 672812 DEEDWARR
07/08/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20210708-0092000

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charm Doughterty	**NEW OWNER**	
(NAME)	(NAME)	**182-01-0A-108.00-CO**
237 Sundown Dr		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(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, **LAURA-LEE MORIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARM DOUGHTERTY, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Phase Two, Sunset Hills Subdivision, RS-10 Subdivision Cluster Lot Option, a Planned Unit Development of record in Plat at Instrument No. 20100222-0013295 , 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 Laura-Lee Morin, a married woman, as her sole and separate property by Warranty deed from SAF Properties, a Tennessee General Partnership of record in Instrument No. 20130505-0081311 Register's Office for Davidson County, Tennessee, dated August 01, 2013 and recorded on May 05, 2013.

The subject property was never the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat at Instrument No. 20100222-0013295, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070605-0067129, supplement and amendments at Instrument No. 20110203-0009586, Instrument No. 20130712-0072091 and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee.
- By-Laws of record at Instrument No. 20070605-0067129 (at Exhibit "C"), Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowners' Association, Inc. of record at Instrument No. 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Easement(s) of record at Instrument No. 20070710-0082048, 20071010-0120325, 20071109-0132386, 20080805-0080303, 20100721-0057062, 20100721-0057063 and 20071010-01203258, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 5894 Page 186, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record at Instrument No. 20060406-0039475, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5388 Page 713 and Book 5894 Page 186, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record at Instrument No. 20100225-0014274, 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: **237 Sundown Dr, Cane Ridge, Tennessee 37013**.

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 2nd DAY OF JULY, 2021.

Laura-Lee Morin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA-LEE MORIN, 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 2nd of July, 2021.

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



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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 07/02/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/02/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 **day of** July **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM