RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 689788 **DEEDWARR**
08/04/2021 11:16:51 AM 2 pgs
Fees: $13.00 Taxes: $980.13

20210804-0104758

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $264,900.00

Affiant

Subscribed and sworn to before me, this 29 day of July, 2021.

Notary Public

My commission expires: 1-8-24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dorothy Miller	New Owner	**142060C04700CO**
817 Bellevue Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Paulette M. Fox, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dorothy Miller, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of the Plan of Doral Country Villa Condominiums, Section VI, as of record in Plat Book 5200, Page 32, Register's Office for said County, to part hereby described as follows:

Being Unit No. 8A on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums Section VI, as of record in Book 5260, Page 767, and re-recorded in Book 5260, Page 817, and amended in instrument of record in Book 5260, Page 769, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-Laws recorded in Book 5011, Page 395, as amended in Book 5015, Page 251, and Book 5194, Page 136, 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 Paulette M. Fox, an unmarried person, by Warranty Deed from Alice Zimmerman, dated August 19, 1994, of record in Book 9445, Page 887, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 817 Bellevue Road, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Paulette M. Fox Date: 7/29/21

Paulette M. Fox

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Paulette M. Fox, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 11.17.24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY