Karen Johnson Davidson County
Batch# 703939 DEEDWARR
08/25/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210825-0114552

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:
12/12/2023
(AFFIX SEAL)

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 12-12-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH21-02479

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christian Dwight Halleen 856 Todd Preis Drive Nashville, TN 37221	CapStar Bank 2002 Richard Jones Rd, Suite 300A Nashville, TN 37215	142 09 0A 026.00CO

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leslie Elizabeth George, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christian Dwight Halleen, a single man,** hereinafter called the Grantees, their successors 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 Unit No. 33-A on the Plan of Doral Country Villa Condominiums, Section Two, of record in Plat Book 4860, page 122, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Doral Villa Condominiums, Section 1, a horizontal property regime established by Master Deed of record in Book 5011, Page 395, as amended in Book 5015, Page 251, and as made applicable to Section 2, in Book 5048, Page 714, and amended in Book 5124, Page 165, said Register's Office.

Being the same property conveyed to Leslie Elizabeth George, by Quit Claim Deed from Leslie George, Joseph George, and Donna George, of record in Instrument No. 20210119-0007599, in the Register's Office of Davidson County, Tennessee, dated December 9, 2020 and recorded on January 19, 2021.

Being same property conveyed to Leslie George, Joseph George, and Donna George, as Joint Tenants with the right of survivorship by Warranty Deed from Donald J. Sumner, Unmarried, of record in Instrument No. 20060707-0081350, in the Register's Office of Davidson County, Tennessee, dated June 29, 2006 and recorded on July 07, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 856 Todd Preis 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 19th day of August, 2021

Leslie Elizabeth George
Leslie Elizabeth George

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 19th day of August, 2021, before me personally appeared Leslie Elizabeth George, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Deanna F. Wood
Notary Public

Printed Name: Deanna f. Wood

Serial Number, if any: _____

My Commission Expires: 2-7-2022



Tennessee Certification of Electronic Document

I, John L. Bibb, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on August 19, 2021 (date of document).

Affiant Signature

August 24, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 24 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY