Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
Oviedo Properties, LLC
232 Anderson Lane
Hendersonville, TN 37075

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 708808 **DEEDWARR**
09/01/2021 01:30:59 PM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20210901-0117983

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203
Map & Parcel No: 01812005700 & 018-120-56.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Doris Huffine, single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Oviedo Properties, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

01812005700
A small strip of land in the City of Goodlettsville, being a part of Reserved Parcel south of Lot 24 on the Plan of Masker Heights as of record in Book 2900, page 10, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly R.O.W. line of Dorr Drive where it now ends and being the most easterly corner of the above noted Reserved Parcel; thence with the south line of Reserved Parcel N 89° 0' W 61.15 feet to the point of beginning; thence S 4° 8' W 541.55 feet to a point; thence along the rear line of Lots Nos. 60, 61, 62 and 63, 556.9 feet to a point; thence S 88° 30' E 147.28 feet to a point, being the point of beginning. Said tract containing 39,486 sq. ft. or 0.907 acres. (Being Tract "B" on the attached plat for H. A. Swift by Ragan-Smith-Murphy & Associates, Inc.)

Being the same property conveyed to W. C. Huffine and wife, Doris Huffine, by Warranty Deed from Swift Developers, by H.A. Swift, owner, and wife, Margaret C. Swift, recorded on June 23, 1986, of record in Book 6894, Page 605, Register's Office for Davidson County, TN.

018-120-56.00
Land in Davidson County, Tennesseee, being an area shown as Reserved area to the South of Lot 24 on the Plan of Mansker Heights Subdivision, Goodlettsville, Tennessee, of Record in Plat Book 2900, Page 10, Register's Office Davidson County, Tennessee. Said Reserved Area fronts 83.6 feet on the westerly side of Dorr Drive and runs back 190.7 feet on the northerly line and 208.43 feet on the southerly line.
The said W.C. Huffine has since died on August 10, 2011 leaving the subject property vested in Dorris Huffine as surviving tenant by the entirety.

This is improved property known as 307 Dorr Dr., Goodlettsville, TN 37072.

The execution of this instrument is affected by the signature of Donna Hooper, as Attorney-in-Fact for Doris Huffine, which Power of Attorney is recorded in Instrument Number 20210830-0116693 said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of August, 2021.

Doris Huffine
By Donna Hooper
Attorney in Fact
_____(SEAL)
Doris Huffine by Donna Hooper, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Donna Hooper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Dorris Huffine, the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Doris Huffine by herself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2021.

My Commission Expires:
11/8/22

_____
NOTARY PUBLIC

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
27th day of August, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-3216

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022