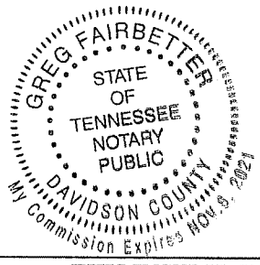
Karen Johnson Davidson County
Batch# 712189 DEEDWARR
09/09/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210909-0120719

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $390,000.00. Affiant Subscribed and sworn to before me, this the 29th day of June, 2021. Notary Public My commission expires: 11.8.21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samuel Sterling Kennard Doucet	New Owner(s)	072-15-0B-003.00-CO
2117 Cahal Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT PATRICK O'TOOLE, SINGLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL STERLING KENNARD DOUCET, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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 1514-A, as specified on the Plat shown in the Master Deed, on the Plan of Eastwood Village, 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 for Eastwood Village, of record in Instrument No. 20071226-0147470, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the plan of Eastwood Village, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20071226-0147470, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jennifer L. Hammock, unmarried by Warranty deed from Frank Bryant of record in Instrument No. 20141023-0097831 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 23, 2014.

Being the same property conveyed to Scott Patrick O'Toole, single by Warranty deed from Jennifer L. O'Brien f/k/a Jennifer L. Hammock, married of record in Instrument No. 20200123-0008306 Register's Office for Davidson County, Tennessee, dated January 22, 2020 and recorded on January 23, 2020, Scriveners Affidavit recorded on April 06, 2020, in Instrument No 20200406-0036285.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2117 Cahal Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2021.

Scott Patrick O'Toole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Patrick O'Toole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6.29.21 (date of document).

Connie Taylor
Affiant Signature

6.29.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

