Karen Johnson Davidson County
Batch# 724183 DEEDWARR
09/27/2021 11:24:12 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20210927-0129360

WARRANTY DEED

BRYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE 2021-775
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Laura S. Moss-Dudley (Affiant)

Sworn to and subscribed before me this 17 day of September, 2021.

Notary Public

My commission expires: 5.2.22

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Laura S. Moss-Dudley (NAME)	**Laura S. Moss-Dudley** (NAME)	**129-15-0A-091.00CO**
	507 Sandpiper circle	
(ADDRESS) 507 Sandpiper Circle Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(City) (State) (Zip)	(City) (State) (Zip)	

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, **Natasha Sorin Turchan and Sveta Lana Sorin Pargh, Trustees of the Sorin Family Trust dated January 27, 2016**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laura S. Moss-Dudley,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 91 of Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being part of the same property conveyed to The Sorin Family Trust, by deed from Gregory Sorin and wife, Dora P. Sorin of record in Instrument No. 20160229-0018800, Register's Office for Davidson County, Tennessee.

THIS conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands, of record aforementioned; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

For information only: This is improved property known as: 21 Vaughns Gap Road, F-91, Nashville, TN 37205

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FCR-2121-F91

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 16 day of September, 2021.

The Sorin Family Trust dated January 27, 2016

By: Quindal Evans Segall (SEAL)
Quindal Evans Segall, Agent for
Natasha Sorin Turchan and Sveta Lana Sorin Pargh, Trustees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2021, before me personally appeared Quindal Evans Segall as Agent for Natasha Sorin Turchan and Sveta Lana Sorin Pargh, Trustees of The Sorin Family Trust dated January 27, 2016, 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's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2021.

Dee Ray
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022