Karen Johnson Davidson County
Batch# 731484 DEEDWARR
10/07/2021 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20211007-0135002

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11875-AP

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF ~~OCTOBER~~ September, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/2025
(AFFIX SEAL)

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

G-SB-VRES-21-2013B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathleen M. Doulin	New Owner	
(NAME)	(NAME)	**106-13-1G-002.00-CO**
2013 B Hutton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **D&M PARTNERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN M. DOULIN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. B on the Plan of Two Thousand Thirteen Hutton Drive, as shown on Exhibit "B" of Two Thousand Thirteen Hutton Drive, of record in Instrument No. 20201030-0127193, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to D and M Partners by Quitclaim deed from BCD Properties I, GP, a Tennessee General Partnership of record in Instrument No. 20171222-0130449 Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on December 22, 2017.
Being a portion of the same property conveyed to BCD Properties I, GP, a Tennessee General Partnership by Quitclaim deed from Noro, GP, a Tennessee General Partnership of record in Instrument No. 20170522-0050566 Register's Office for Davidson County, Tennessee, dated May 01, 2017 and recorded on May 22, 2017.
Being a portion of the same property conveyed to Noro, GP by Warranty deed from Jacqueline M. Robinson, a single woman of record in Instrument No. 20170504-0044223 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 04, 2017.
Being a portion of the same property conveyed to D and M Partners by Quitclaim deed from BCD Properties I, GP, a Tennessee General Partnership of record in Instrument No. 20171222-0130449 Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on December 22, 2017.
Being a portion of the same property conveyed to BCD Properties I, GP, a Tennessee General Partnership by Quitclaim deed from Noro, GP, a Tennessee General Partnership of record in Instrument No. 20170522-0050566 Register's Office for Davidson County, Tennessee, dated May 01, 2017 and recorded on May 22, 2017.
Being a portion of the same property conveyed to Noro, GP by Warranty deed from Jacqueline M. Robinson, a single woman of record in Instrument No. 20170504-0044223 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 04, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 25, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201030-0127193, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20201112-0133205, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2013 B Hutton Drive, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF SEPTEMBER, 2021.

D&M Partners

BY: _____
Daniel Dorris
Authorized Partner

BY: _____
Mark Dorris
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL DORRIS, signing for D&M PARTNERS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of D&M PARTNERS, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of September, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

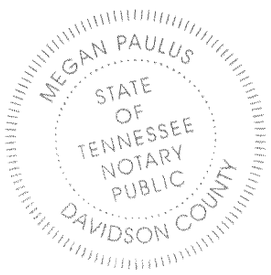


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DORRIS, signing for D&M PARTNERS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of D&M PARTNERS, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of September, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 September 30, 2021.

Affiant Signature

9/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of September 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

