Karen Johnson Davidson County
Batch# 737974 DEEDWARR
10/15/2021 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20211015-0139206

22827

THIS INSTRUMENT WAS PREPARED BY: J. Blake Freeman, Attorney At Law
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

NAME OF NEW OWNER(S):
Thomas G. Doyle
807 Longhunter Court
Nashville, TN 37217-3708

SEND TAX BILLS TO:
Cherry Creek Mortgage, LLC
7600 E. Orchard Road #250-N
Greenwood Village, CO 80111

Map/Parcel: 135080A80700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donnie L. Scantling, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Thomas G. Doyle, a single man**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium in Davidson County, Tennessee, being Unit No. 807 of Nashboro Village Nineteen Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. Of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Nineteen Condominium of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plan of Nashboro Village Nineteen Condominium of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to Donnie L. Scantling by Warranty Deed from Jacqueline L. Hanna, unmarried, dated March 31, 2000, and filed in Instrument No. 20000406-0034779, Register's Office for Davidson County, Tennessee.

The said Frederica M. Scantling joins in the execution of this instrument to convey any interest she may have by reason of marital status.

THIS conveyance is subject to: Taxes for 2022 and subsequent years; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 807 Longhunter Court, Nashville, TN 37217-3708

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 and assigns forever; and we do covenant with said Grantees 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 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/our hand(s) on this 12th day of October, 2021.

Donnie L. Scantling

Fredericka Scantling

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said Co0unty and State, Donnie L. Scantling and Fredericka Scantling, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of October, 2021.

Notary Public

My Commission Expires:

3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiat

Sworn to and subscribed before me, this 12th day of October, 2021.

My Commission Expires:

Notary Public



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10/12/21.

Date

Celia Stewart-Rouse

Affiant Signature

10/12/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12th day of Oct, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

