Karen Johnson Davidson County
Batch# 760774 **DEEDWARR**
11/24/2021 02:46:46 PM 2 pgs
Fees: $13.00 Taxes: $1,043.77

20211124-0156433

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC WILLIAM E. GRONES

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-03155

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Sasse 724 Albar Dr Nashville, TN 37221	Ryan Sasse 724 Albar Dr Nashville, TN 37221	142-06-0C-003.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth S. Walden, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan Sasse**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being a part of the Plan of Doral Country Condominiums, Section IV, as of record in Book 5050, page 61, Register's Office for said County, the part hereby described as follows:

BEING Unit No. 58-A on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 50ll, page 395, as amended in Book 5124, page 767, and as made applicable to Section IV, in Book 5157, page 252, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-laws appended thereto recorded in Book 5011, page 395, as amended in Book 5157, page 252, and Book 5157, page 254, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mrs. Elizabeth S. Walden by Warranty Deed from Barry Construction Company, a Tennessee corporation of record in Book 5177, page 301, Register's Office for Davidson County, Tennessee, dated July 28, 1977 and recorded on July 29, 1977. (Value or consideration shown in aforementioned deed $36,900.00.) Being also known as 724 Albar Dr Nashville, Tennessee 37221.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 724 Albar Dr, Nashville, TN 37221

GVDS-21-724

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of November, 2021

X Elizabeth S. Walden
Elizabeth S. Walden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of November, 2021, before me personally appeared Elizabeth S. Walden, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 06.14.25

