Karen Johnson Davidson County
Batch# 773016 DEEDWARR
12/13/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20211213-0164628

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharon Diane Dunn	Sharon Diane Dunn	162-09-0A-098-00
(NAME) 5510 Country Drive, Unit 83	(NAME) 5510 Country Drive, Unit 83	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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 considerations, the receipt of which is hereby acknowledged, **I/we Colleen Chapman, a married woman and Laurie Cook,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sharon Diane Dunn, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 83, Building No. 13 on the plan of Hickory Valley Condominiums Phase 2, of record in Book 4460, Page 133, Register's Office for Davidson County.

Being the same property conveyed to Colleen Chapman, a married woman and Laurie Cook by Warranty Deed from Carol Dyer, an unmarried woman, dated 11/15/2021 and recorded 11/29/2021, of record in Instrument 202111290157233, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Carol Dyer, unmarried by Warranty Deed from David E. Jean, Jr. and wife, Deborah J. Jean, dated 02/28/1989 and recorded 03/03/1989, of record in Book 7785, Page 198, Register's Office for Davidson County, Tennessee.

This property was never the residence of either Grantor, or spouse.

This conveyance is subject to the following: Taxes for 2021 have been paid, prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 4460, Page 133, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4659, Page 32, and Clarification of Master Deeds of record in Book 4937, Page 429, and Book 5001, Page 394, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 201406130051943, Register's Office for Davidson County, Tennessee; Easement of recorded in Book 4842, Page 979, Register's Office for Davidson County, Tennessee; Easement recorded in Book 5606, Page 663, Register's Office for Davidson County, Tennessee; Grant of Easement recorded in Instrument 201305170050050, Register's Office for Davidson County, Tennessee; Charter of Hickory Valley

Condominiums, Phase 2, Association of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5510 Country Drive, Unit 83, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 8th day of December, 2021.

Colleen Chapman

Laurie Cook

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colleen Chapman and Laurie Cook, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of December, 2021.

Notary Public:
My Commission Expires: 6-9-2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/8/2021 (date of document).

Jennifer Russell
Affiant Signature

12/9/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

