Karen Johnson Davidson County
Batch# 792387 DEEDWARR
01/18/2022 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20220118-0006947

# WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1063

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Dorris Tom Guy and Kimberly Dawn Guy | | Map: 064120A43000CO |
| (NAME)<br>430 Hunters Place | (NAME)<br>Same as owner | |
| (ADDRESS)<br>Hermitage, TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-ONE THOUSAND AND NO/100 DOLLARS ($261,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**KATHLEEN B. BRIGHT, UNMARRIED**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DORRIS TOM GUY AND KIMBERLY DAWN GUY, HUSBAND AND WIFE**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being a certain condominium apartment in Davidson County, TN, being Unit No. 430 of Fox Run Condominiums, Second Revision - Part of Section 2 and First Revision - Part of Section 1, as of record in Book 6250, Page 118, Register's Office for said County to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Ralph S. Bright and wife, Kathleen B. Bright, by deed from Robert L. Swinney and wife, Judith A. Swinney, of record in Instrument No. 20001024-0105572, dated October

20, 2000, Register's Office for said County. The said Ralph S. Bright now being deceased and title vested in Kathleen B. Bright as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 118, said Register's Office.

Articles of Incorporation of Homeowners Association of record in Book 5208, Page 188, in the Register's Office for Davidson County, Tennessee.

Easement to First Suburban Water Utility District of record in Book 8035, Page 646, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4465, Page 102, Book 4956, Page 582, amended in Book 5535, Page 713, Book 5936, Page 301, Book 6370, Page 817; Book 8510, Page 95, Book 4956, Page 590, amended in Book 5174, Page 609, Book 5548, Page 852, Book 5896, Page 1, Book 8510, Page 100, Instrument No. 20120620-0053936 and Instrument No. 20181009-0100048, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 430 Hunters Place, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 land 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 our hands this 12th day of January, 2022.

Kathleen B. Bright

Kathleen B. Bright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen B. Bright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of January, 2022.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**TRUE COPY CERTIFICATION**

I, Tifphany Wilson, 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 January 12, 2022.

Signature
Date: January 12, 2022

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

On this 12th day of January, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD