WARRANTY DEED

Karen Johnson Davidson County
Batch# 796235 DEEDWARR
01/27/2022 11:24:07 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20220127-0009875

J-GK-21-4958

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

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)
Golden Key, LLC	**New Owner**	
(NAME)	(NAME)	
2130 Whitney Ave		**147-07-0B-023.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, 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, **WALTER R. DOWLEN OR JEANINE DOWLEN, TRUSTEES OF THE DOWLEN FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GOLDEN KEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. E-3, Parcel No. 23 on the Plan of Woodlea Place Townhomes of record in Plat Book 5050, Page 101, 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 part of the same property conveyed to Walter R. Dowlen or Jeanine Dowlen, Trustees of the Dowlen Family Trust, by Quitclaim Deed from Walter R. Dowlen, a/k/a Ray Dowlen and wife Jeanine Dowlen recorded February 8, 2012 in Instrument No. 20120208-0011266, Register's Office for Davidson County, Tennessee.
Jeanine Dowlen having since deceased on April 2nd, 2017, leaving Ray Dowlen as Sole Tenant by the Entirety. Ray Dowlen is one and the same as Walter R. Dowlen.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 101, 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 Book 1850, Page 566, amended in Book 4750, Page 536 and Book 5197, Page 544, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Woodlea Place Homeowners' Association, Inc. of record in Book 5197, Page 585, Register's Office for Davidson County, Tennessee.
- Easement for utilities granted Electric Power Board of record in Book 3255, Page 532, Register's Office for Davidson County, Tennessee.
- Woodlea Place Townhomes adopted rules and regulations of recorded in Book 6636, Page 970, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Woodlea Place Homeowner's Association of record in Book 5201, Page 958, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10010, Page 45, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2021, A lien now due and payable, but not yet delinquent
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4958 Edmondson Pike #23, Nashville, Tennessee 37211**.

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 15th DAY OF DECEMBER, 2021.

Walter R. Dowlen or Jeanine Dowlen, Trustees of the Dowlen Family Trust

BY: Walter Dowlen
Walter Dowlen
Trustee

Florida TJF
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER DOWLEN, TRUSTEE of WALTER R. DOWLEN OR JEANINE DOWLEN, TRUSTEES OF THE DOWLEN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of December, 2021.

Teri J. Francis
Notary Public
My Commission Expires: 7/27/2022
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
TERI J. FRANCIS
Commission # GG 236355
Expires July 27, 2022
Bonded Thru Budget Notary Services

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