Karen Johnson Davidson County
Batch# 826357 DEEDWARR
03/22/2022 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20220322-0032784

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239521**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2022. Notary Public My Commission Expires: 11.22.25 JOANNA W FOWLER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: William Doyle and Shelbey Doyle 2816 Hoody Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 15 0 142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan E. Karber, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Doyle and Shelbey Doyle, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, 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 the same property conveyed to Susan E. Karber, an unmarried woman, by Quitclaim Deed from Susan K. Steckel, of record in Instrument No. 20160921-0099537, in the Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 21, 2016.

Being the same property conveyed to Susan E. Karber, an unmarried woman and Susan K. Steckel, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Houston Little, III, of record in Instrument No. 20120510-0040727, in the Register's Office for Davidson County, Tennessee, dated May 4, 2012 and recorded on May 10, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Fortland Park, as recorded in Plat Book 2663, Page(s) 61.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2753, Page 612.

This is improved property located at 2816 Hoody Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2022.

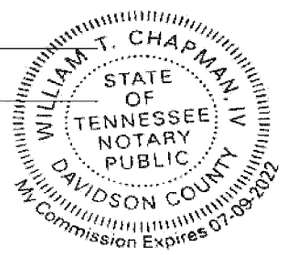
Susan E. Karber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan E. Karber, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2022.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 3-11-2022 (date of document).

Jami K. Averwater
Signature

3-11-2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of March, 2022

Notary Public
My Commission Expires: 11-22-25
Seal

