Karen Johnson Davidson County
Batch# 833661 DEEDWARR
04/04/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220404-0038315

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22.DM-1810-B-R2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/30/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Dowd and Caroline Dowd	New Owner	
(NAME)	(NAME)	**105-11-0L-002.00-CO**
1810 Neal Terrace Unit B		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(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, **MICHAEL L. BACKHOFF, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC DOWD AND CAROLINE DOWD, HUSBAND AND WIFE,** 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 1810B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1810 Neal Terrace Townhomes of record as Instrument No. 20150729-0074410, and being shown on Plat attached thereto as Exhibit "C", 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 Michael Backhoff and Ashley Rose, husband and wife by Warranty deed from Max Khazanov, married of record in Instrument No. 20180329-0029628 Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on March 29, 2018.

Being the same property conveyed to T Harold Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Michael Backhoff and Ashley Rose, husband and wife of record in Instrument No. 20180403-0031218 Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on April 03, 2018.

Being the same property conveyed to Michael L. Backhoff, married by Quitclaim deed from T Harold Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190306-0020684 Register's Office for Davidson County, Tennessee, dated March 01, 2019 and recorded on March 06, 2019.

Ashley Rose, spouse of Michael L. Backhoff, is not joining in this conveyance as this was never her homestead property.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 1130, Page 4, 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 Instrument Number 20150729-0074410, 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.
* Charter of 1810 Neal Terrace Townhomes Homeowner's Association, Inc. of record in Instrument Number 20150804-0076897, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1810 Neal Terrace, Unit B, Nashville, TN 37203**.

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 17th day of March, 2022.

Michael L. Backhoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2022, before me personally appeared Michael L. Backhoff, 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's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

ACN

Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1914

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3/18/22.

Kimberly Hollingshead, Esq.

3/18/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th day of March, 2022.

Notary Signature

My Commission Expires_____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 16, 2025