Karen Johnson Davidson County
Batch# 838742 DEEDWARR
04/12/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20220412-0042458

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sabrina Quynh-Nhu Dewey
5510 Country Dr, Unit 36
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~Owner~~ First community mtg.
275 Robert Rose Drive
Murfreesboro TN 37129

MAP	162-09
GROUP	0A
PARCEL	036.00co

MORTGAGEE:
Sabrina Quynh-Nhu Dewey
5510 country Drive #36
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nancy Pharr Haines and husband, Stephen D. Haines,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Sabrina Quynh-Nhu Dewey**, hereinafter called the GRANTEE, her 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, Tennessee, being Lot No. 36 on the Plan of Hickory Valley Condo, Phase Two, as shown by plat and survey of record in Plat Book 4460, page 133, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEC as Q.I. for Nancy Pharr Haines and Stephen D. Haines by deed from Megan Newman Kilzer, unmarried of record in Instrument no. 20170406-0033727, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy Pharr Haines and Stephen D. Haines by Quitclaim Deed form Statewide Title Exchange Corporation, a North Caroline corporation a/k/a STEC is Q.I. for Nancy Pharr Haines and husband Stephen D. Haines of record in Instrument No. 202204120042457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **5510 Country Dr, Unit 36, 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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 25th day of **March, 2022.**

Nancy Pharr Haines

Nancy Pharr Haines

Stephen D. Haines

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy Pharr Haines and Stephen D. Haines,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25 day of March, 2022.

Anabel T. Mendoza

NOTARY PUBLIC

My Commission Expires: 5/16/2022

ANABEL T. MENDOZA
My Commission Expires
NOTARY
PUBLIC
05-16-2022
CABARRUS COUNTY, NC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2022

Notary Public
MY COMMISSION EXPIRES: 10·20·24
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

True Copy Certification

I, Yvette Meldrum, 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 March 31, 2022

Signature 3/31/22 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of March, 2022

Notary's Signature My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024