PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 841295 DEEDWARR
04/18/2022 12:58:35 PM 2 pgs
Fees: $13.00 Taxes: $1,631.70

20220418-0044296

WARRANTY DEED

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 2-8-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
McDonald Long & Johnston Escrow, LLC, 1616 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dori Howarth	Dori Howarth	146-08-0-050.00
(NAME)	(NAME)	
390 Blackman Rd.	390 Blackman Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michelle Doyle, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dori Howarth, an unmarried woman,** 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. 3 on the Plan of Section 1, Elysian Meadows Addition, of record in Book 2854, page 7, Register's Office for said County.

Said Lot No. 3 front 80 feet on the north side of Blackman Road and runs back 185.45 feet on the west line and 190.6 feet on the east line to a dead line on the rear on which it measures 80.2 feet.

Being the same property conveyed to Michelle Doyle, an unmarried woman, by Warranty Deed from Johnnie C. Pewitt and wife, Nancy W. Pewitt, dated June 14, 2004 and recorded on June 22, 2004 of record in Instrument No. 20040622-0073996, Register's Office for Davidson County, Tennessee .

unimproved ☐

This is improved ☑ property, known as 390 Blackman Rd., Nashville, TN 37211
(House Number) (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 my/our hands this 14th day of April, 2022.

Michelle Doyle

Michelle Doyle

State of Tennessee
County of Davidson

Personally appeared before me Michelle Doyle, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of April, 2022.

Carol M Holmes

Notary Public Carol Holmes
My Commission Expires: February 19, 2024

File No.: 2210665

