Karen Johnson Davidson County
Batch# 842124 DEEDWARR
04/19/2022 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $4,436.30
20220419-0045059

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-6521-2022

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,199,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of April, 2022

NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D. Sorin and Elaine C. Sorin 806 13th Avenue Nashville, TN, 37203	Same address as new owner	93-13-0T-006.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars ($1,199,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RANDALL F. DYER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN D. SORIN AND ELAINE C. SORIN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 6 of Element Gulch, a Horizontal Property Regime with Private Elements, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Element Gulch, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, 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 Randall F. Dyer, a married man from Chad DiDonato and spouse, Earnest Morgan, by Warranty Deed dated 02/28/2019 and recorded 03/01/2019 in Instrument No. 20190301-0018831, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 806 13th Avenue, Nashville, TN 37203

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of April, 2022

GRANTOR(S)

Randall F. Dyer

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF WARREN

Personally appeared before me, a Notary Public, Randall F. Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of April, 2022.

Notary Public

PHILIP MARTIN

Printed Notary Name

My commission expires: 4/6/2022

PHILIP MARTIN
NOTARY PUBLIC
STATE AT LARGE - KENTUCKY
MY COMMISSION EXPIRES APRIL 6, 2022
ID NO. 598810

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 4/5/22 (date of document).

Jennifer L. Pennell

4/11/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of April, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

