WARRANTY DEED

Karen Johnson Davidson County
Batch# 853348 DEEDWARR
05/11/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220511-0053620

File #22-KA-2120-A3-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-07-2023

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)
Michael James Gustavel	**LendSure Mortgage Corp.**	
(NAME)	(NAME)	
3523 East Via Estancia Lane	**15253 Avenue of Science**	**104-16-0E-003-00-CO**
(ADDRESS)	(ADDRESS)	
Boise, ID 83716	**San Diego, CA 92128**	
(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, **MARK DORRIS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL JAMES GUSTAVEL, A MARRIED MAN** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A3 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Albemarle Condominiums, of record under Instrument No. 20060309-0027782, as amended in Instrument No. 20070131-0012862, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the Amendment to the aforementioned Master Deed.

Being the same property conveyed to Albemarle A3, LLC by Quitclaim deed from Mark Dorris of record in Instrument No. 20211221-0168781 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 21, 2021.

Further being the same property conveyed to Mark Dorris by Quitclaim Deed from Albemarle A3, LLC, recorded simultaneously herewith in Instrument No. ___202205110053619___, in the Register's Office for Davidson County, Tennessee.

Grantor hereby affirms that the above-described property is the primary marital residence of the grantor herein.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Covenants, Conditions and Restrictions of record in Instrument Number 20060309-0027782 as amended in Instrument No. 20070131-0012862, as amended in Instrument No. 20211011-0136687 Register's Office for Davidson County, Tennessee.
* Charter for The Albemarle Condominium Association, Inc. of record in Instrument Number 20060314-0029491, 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: **2120 Belmont Boulevard, A3, Nashville, TN 37212**.

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 28th day of April, 2022.

Mark Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2022, before me personally appeared Mark Dorris, 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 28th day of April, 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

True Copy Certification

I, **Kaz Arbogast,** 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 this the 28th day of April, 2022.

Affiant Signature
Date 04/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

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