Karen Johnson Davidson County
Batch# 855822 DEEDWARR
05/16/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20220516-0055877

WARRANTY DEED

File No. CTO-2022-77

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah N. Baddley	CAPSTAR BANK	
3550 Seneca Forest Drive	2002 RICHARD JONES RD, STE 300A	136 10B 54.00
Nashville, TN 37217	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

MELISSA DALE F/K/A MELISSA FOY, AND HUSBAND NELS DALE

has this day bargained and sold and does hereby transfer and convey unto,

DEBORA N. BADDLEY, UNMARRIED WOMAN

their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 36, on the Plan of Condominium Site Plan, Lots 21-40, Section five, Priest Lake Forest, as established by the Master Deed of record in Book 5931, page 645; Supplemental Master Deed of record in Book 6145, page 435, as amended in Instrument No. 20090602-0050792; and as shown on the plan of record in Book 5200, page 626, as amended in Book 5200, page 627, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description..

Being the same property conveyed to Melissa Foy, an unmarried woman by Quitclaim Deed from Richard Foy and Melissa Foy of record in Instrument No. 20200430-0045398, Register's Office for Davidson County, Tennessee dated April 9, 2020 and recorded on April 30, 2020. The said Melissa Foy is now known as Melissa Dale by virtue of marriage to Nels Dale who will join in the conveyance to relinquish his rights to the property including marital.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3550 Seneca Forest Drive, Nashville, TN 37217

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 our hands this 15th day of April, 2022.

Melissa Dale

Nels Dale

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Before me, the undersigned Notary Public, personally appeared Melissa Dale and Nels Dale, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this April 15, 2022.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11/22/2025

RETURN RECORDED DOCUMENTS TO:

615 TITLE
807 BRADFORD AVE.
NASHVILLE, TN. 37204
615-549-5430

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/15/2022.

D. Shayne Adair

4/18/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

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

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026