Karen Johnson Davidson County
Batch# 859000 DEEDWARR
05/19/2022 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20220519-0057981

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kathryn E. Dudley	**New Owner**	136-10-B-78.00
(NAME)	(NAME)	
3541 Seneca Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220600

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Crystal L. Brooks, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kathryn E. Dudley, a single woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 24L, on the Plan of Revision of Lots 21-32, 39, 40 on Condominium Site Plan Lots 21-40, Section Five Priest Lake Forest, of record in Plat Book 6250, page 49 and amended in Book 10766, page 793, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Crystal L. Brooks, unmarried by Warranty Deed from Rubye Stone, unmarried, dated February 29, 2008 and filed of record in Instrument No. 20080304-0021488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6250, page 49, and amended in Book 10766, page 793, Register's Office for said County; (b) Master Deed establishing a Horizontal Property Regime of Priest Lake Forest of record in Book 5931, page 645; Book 6145, pages 433 and 435; Book 6199, page 270 and Instrument No. 20090602-00050792, said Register's Office; (c) Rights of others in and to party walls; and (d) Rights of others in and to the common areas.

Unimproved ☐

This is improved ☒ property, known as 3541 Seneca Forest Drive, Nashville, TN 37217
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of April, 2022

Crystal L. Brooks

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Crystal L. Brooks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th of April, 2022.

Notary Public
My Commission Expires: 11/19/25



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **April 20, 2022**.

Affiant Signature

04/20/22

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **20** day of **April**, 20**22**.

Notary Public

Notary's Seal:

