Karen Johnson Davidson County
Batch# 871796 DEEDWARR
06/15/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20220615-0068366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-23-25
(AFFIX SEAL)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dylan Darnulc	DASA Equisition Co. LLC	Map: 090110A14300CO
(NAME) 515 Basswood Ave, Unit 143	(NAME) 12140 Woodcrest Exec. St. 150	
(ADDRESS) Nashville, TN 37209	(ADDRESS) St. Louis MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOLORES W. MATHIS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DYLAN DARNULC, UNMARRIED,

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:

Being Unit No. 143 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, Page 421, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et seq., as amended in Book 6162, Pages 251-270, said Register's Office.

Being the same property conveyed to Dolores W. Mathis, unmarried, by Quitclaim Deed from Dolores W. Mathis, Trustee under the Revocable Trust Agreement of Dolores W. Mathis, dated June 10, 2016, of record in Instrument No. 202206150068364, said Register's Office. And being the same property conveyed to Dolores W. Mathis, Trustee under the Revocable Trust Agreement of Dolores W. Mathis, dated June 10, 2016, by Quitclaim Deed from Dolores Mathis (unmarried), of record in Instrument No. 20160617-0061416, dated June 10, 2016, said Register's Office. See also Abstract of Trust of record in Instrument No. 20160617-0061413, and Warranty Deed of record in Book 6503, Page 791, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 71, said Register's Office; (3) Lease to Home Coin Laundries of record in Book 4726, Page 568 and Book 5114, Page 37, in the Register's Office for Davidson County, Tennessee; (4) Flowage Easement to USA of record in Book 2147, Page 42 and Book 4196, Page 206, in the Register's Office for Davidson County, Tennessee; (5) Water Main Easement of record in Book 4664, Page 21, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6153, Page 421, restated in Book 6162, Page 251 and amended in Book 7369, Page 206 and Instrument No. 20060109-0002574, Book 6153, Page 448, amended in Book 6896, Page 661, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427, said Register's Office.

The signature of Dolores W. Mathis is signed by her duly appointed Attorney-in-Fact, Njeri Mathis Rutledge, pursuant to the Power of Attorney of record in Instrument No. _____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 515 Basswood Ave, Unit 143, Nashville, TN 37209
(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 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 hand this 2nd day of June, 2022.

Dolores W Mathis By _____ as attorney-in-fact

Dolores W. Mathis
By: Njeri Mathis Rutledge, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Njeri Mathis Rutledge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Dolores W. Mathis, as her Attorney-in-Fact, as the free act and deed of the within named Dolores W. Mathis.

Witness my hand and official seal this 2nd day of June, 2022

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA CHARLENE HOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 06-07-2022 (date of document).

Affiant Signature

6.7.2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7th day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY