WARRANTY DEED

Karen Johnson Davidson County
Batch# 919142 **DEEDWARR**
09/20/2022 03:13:50 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220920-0104667

MJ-BR-22-749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Barry Gordon and Kathy Helton	**NEW OWNER**	
(NAME)	(NAME)	**142-09-0A-049.00-CO**
18892 Riverbend Loop	**NEW OWNER**	
(ADDRESS)	(ADDRESS)	
Foley, AL 36535		
(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, **SABRINA M. SUMMERS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARRY GORDON AND KATHY HELTON, HUSBAND AND WIFE,** 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:

Land located in Davidson County, Tennessee, Unit Number 44-A on the Plan of Doral Country Villa 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 of record in Book 5011, Page 395, and as amended in Book 5015, Page 251, and made applicable to Section 3, in Book 5119, Page 749, and further amended in Book 5124, Page 167, Registers' 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. Reference is hereby made to the plat of Doral Country Villa Condominiums, as of record in Book 5050, Page 48, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Sabrina M. Summers, an unmarried woman by Warranty deed from Brandon Adams, Trustee of The 749 Albar Drive Trust of record in Instrument No. 20191210-0127495 Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on December 10, 2019.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 48 and Book 4675, Page 108 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5011, Page 395, made applicable in Book 5119, Page 749, as amended in Book 5124, Page 163, Book 5194, Page 136, Book 5124, Page 167 and further amended in Book 5015, Page 251, Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5011, Page 429, as amended in Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Recreational Center Plan of record in Plat Book 4885, Page 142, Register's Office for Davidson County, Tennessee.
- Conveyance of Recreational Center to HOA of record in Book 5400, Page 89, Register's Office for Davidson County, Tennessee, as clarified by Instrument of Clarification (Owners Certificate), of Recreation Area to be common open space, of record in Instrument No. 20060320-0031820, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **749 Albar Drive, Nashville, Tennessee 37221**.

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 14 DAY OF SEPTEMBER, 2022.

Sabrina M. Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SABRINA M. SUMMERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~15th~~ 14th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212