39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 922775 DEEDWARR
09/28/2022 11:26:22 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220928-0107222

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/

(AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-091556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kirin Proctor	Legacy Home Loans DBA Steadfast Mortgage	
(NAME)	(NAME)	
2025 Woodmont Blvd. #232	4004 Hillsboro Pike Ste 216B	117 11 0J 232.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RHIANNON N.F. DORRIS, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRIN PROCTOR, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit No. 232, together with Garage Unit No. B-6, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Joseph C. Fecchinei, unmarried, and Sally A. Felton, unmarried, as tenants in common with the right of survivorship by Warranty Deed from Adhikari M. Reddy and Adhikari S. Reddy, husband and wife, dated 07/26/2012 and recorded 08/22/2022, of record in Instrument 20120822-0075311, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhiannon Facchinei, unmarried and Sally A. Felton, unmarried, as tenants in common with the right of survivorship by Quitclaim Deed from Joseph C. Facchinei, unmarried and Sally A. Felton, unmarried, as tenants in common with the right of survivorship, dated 10/18/2016 and recorded 10/28/2016, of record in Instrument 20161028-0114303, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhiannon N.F. Dorris, a married woman (formerly known as Rhiannon Facchinei, unmarried) by Quitclaim Deed from Sally A. Felton, unmarried, dated 09/08/2022 and recorded 09/12/2022, of record in Instrument 20220912-0101669, Register's Office for Davidson County, Tennessee.

Justin Dorris, Spouse of Rhiannon N.F. Dorris, joins in this conveyance for the sole purporst of conveying any marital interest he may have in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☒ property, known as 2025 Woodmont Blvd. #232, Nashville, TN 37215

(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/our hand(s) this the 22nd day of September, 2022

Rhiannon N.F. Dorris

Justin Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rhiannon N.F. Dorris, a married woman, and spouse, Justin Dorris, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2022.

Notary Public

My Commission Expires: 1/31/26
(SEAL)

