WARRANTY DEED

Karen Johnson Davidson County
Batch# 925287 DEEDWARR
10/05/2022 09:37:01 AM 2 pgs
Fees: $13.00 Taxes: $2,963.70

20221005-0109729

SREANNA LAUX NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 12-12-2022 SUTHERFORD COUNTY

File #22-DM-2204-B-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $801,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-12-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Henley and Heather Seymour	New Owner	
(NAME)	(NAME)	**072 16 4B 001.00**
2204 B Sheridan Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **DAVID N. DONOSO, and JENNIFER MARIE EVERNHAM DONOSO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW HENLEY, AN UNMARRIED MAN, AND HEATHER SEYMOUR, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 2204 Sheridan Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2204 Sheridan Road, a Horizontal Property Regime, of record in Instrument No. 20160803-0080216, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to David N. Donoso, unmarried, and Jennifer Marie Evernham, unmarried, and Ivan Arturo Donoso Figueroa, married, as tenants in common with right of survivorship, by Warranty Deed from Michael Dennis Lemieux and Ashley Katherine Lemieux, husband and wife, of record in Instrument No. 20191031-0112263, in the Register's Office of Davidson County, Tennessee, dated October 25, 2019, and recorded on October 31, 2019.

Being the same property conveyed to David N. Donoso, unmarried, and Jennifer Marie Evernham, unmarried, as tenants in common with right of survivorship, by Quitclaim Deed from David N. Donoso, unmarried, and Jennifer Marie Evernham, unmarried and Ivan Arturo Donoso Figueroa, married, as tenants in common with right of survivorship, of record in Instrument No. 20191202-0123200, in the Register's Office of Davidson County, Tennessee, dated October 28, 2019, and recorded on December 02, 2019.

Being the same property conveyed to David N. Donoso, and Jennifer Marie Evernham Donoso, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, by Quitclaim Deed from David N. Donoso, unmarried, and Jennifer Marie Evernham, unmarried, as tenants in common with right of survivorship, of record in Instrument No. 20220315-0029820, in the Register's Office of Davidson County, Tennessee, dated January 12, 2022, and recorded on March 15, 2022.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part Two, Porter Heights, as recorded in Plat Book 1424, Page(s) 79.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160803-0080216.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2204B Sheridan Road, Nashville, TN 37206**.

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 3rd day of October, 2022.

David N. Donoso

Jennifer Marie Evernham Donoso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2022, before me personally appeared David N. Donoso and Jennifer Marie Evernham Donoso, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of October, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204