Karen Johnson Davidson County
Batch# 932517 DEEDWARR
10/21/2022 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20221021-0114884

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RSK, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER THOMAS FORTUNE, JR., SOLE OWNERSHIP,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN CONDOMINIUMAPARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: UNIT NO. N-1, PARCEL NO. 207, IN A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON THE PLAT OF VILLAGER CONDOMINIUM, OF RECORD IN BOOK 5200, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RSK, A TENNESSEE GENERAL PARTNERSHIP BY QUITCLAIM DEED FROM SDK, A TENNESSEE GENERAL PARTNERSHIP, DATED NOVEMBER 24, 2020 OF RECORD IN INSTRUMENT NO. 20201208-0142036, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **2601 HILLSBORO PIKE N-1, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of October, 2022.

RSK, A TENNESSEE GENERAL PARTNERSHIP

BY ROY W. DOTSON, PARTNER

BY MARY SURENE DOTSON, PARTNER

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Roy W. Dotson and Mary Surene Dotson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners (or other officer authorized to execute the instrument) of RSK, A GENERAL TENNESSEE PARTNERSHIP, the within named bargainor, a partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as partners (or other authorized officer).

Witness my hand, at office, this 21st day of October, 2022.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$ 279,900.00**.

Affiant

Subscribed and sworn to before me, this the 21 day of October, 2022.

NOTARY PUBLIC
My commission expires 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address New Owner(s) as follows:
CHRISTOPHER THOMAS FORTUNE, JR.
2601 Hillsboro Pk. N1
Nashville, TN 37212

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 117 03 0B/207.00 CO

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10.26.22.

Affiant Signature

10.26.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of October, 2022.

Notary Signature

My Commission Expires: 11/8/22

