Karen Johnson Davidson County
Batch# 933551 DEEDWARR
10/25/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,708.40
20221025-0115619

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2025

File No. BC-22-3459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirsten Doering and Dustin Lee Doering	Same As New Owner	
(NAME)	(NAME)	
410 North 16th Street		**083-10-0-004.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Joyann Troutman, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirsten Doering and Dustin Doering, wife and husband** , HEREINAFTER CALLED THE GRANTEE, 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 Lot(s) 6, as shown on the Map entitled Map of Survey of the J. J. Tamble Tract, of record in Plat Book 421, Page 29, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joyann Troutman, Trustee of The Jane G. Troutman Family Trust, under agreement dated June 18, 2004 by Warranty Deed from Beth A. Grubb and Mark W. Smith, wife and husband of record in Instrument No. 20180625-0060806 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 25, 2018.

Being the same property conveyed to Joyann Troutman by Quitclaim Deed from Joyann Troutman, Trustee, Jane G. Troutman Family Trust U/A dated June 18, 2004 of record in Instrument No. 20200131-0011532 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 31, 2020.

This is property more commonly known as 410 North 16th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 12 day of October, 2022.

Joyann Troutman

STATE OF Washington
COUNTY OF King

On this 12th day of October, 2022, before me personally appeared Joyann Troutman, 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, this 12th day of October, 2022.
John Milton Payne Jr.

Notary Signature
My commission expires: 2/20/2024

JOHN MILTON PAYNE JR
Notary Public
State of Washington
Commission # 20103410
My Comm. Expires Feb 20, 2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **October 12, 2022**.

Affiant Signature

October 12, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

12th day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

