Karen Johnson Davidson County
Batch# 936991 DEEDWARR
11/02/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $778.64
20221102-0118467

Name and Address of New Owner:
Sean Robert Dowling
515 Basswood Ave, Unit 95, Nashville, TN 37209
Send Tax Bills To:
CapStar Bank
2002 Richard Jones Rd Ste 300A, Nashville, TN 37215
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 090-11-0A-095-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisa Carter, sole owner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sean Robert Dowling, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain interest in land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 95 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, Page 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, at seq., as amended in Book 6162, Page 251-270, said Register's Office.

Being a portion of the same property conveyed to Lisa Carter, sole owner by deed dated June 1, 2022 from Sterlin Adams, sole owner, recorded June 17, 2022 in Instrument No. 20220617-0069419 in the Register's Office.

Being the same property conveyed to Sterlin Adams by Warranty Deed from Rock Harbor Apartments, a Tennessee limited partnership of record as Book 6469, Page 56 in the Register's office for Davidson County, Tennessee, dated December 27, 1984 and recorded on January 7, 1985.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

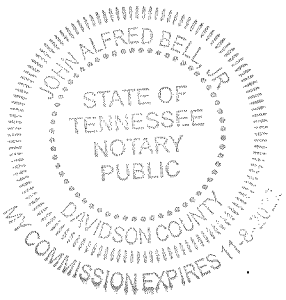
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2022.

_____(SEAL)
Lisa Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2022, before me personally appeared Lisa Carter, 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 28th day of October, 2022.



_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

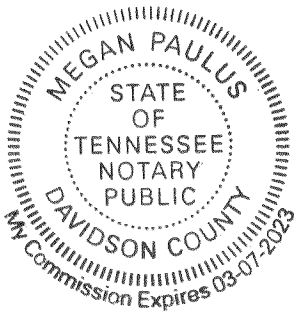
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,443.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of October, 2022.

_____
Notary Public
My commission expires: 3/7/23
File No. 2022-5358-MJ



True Copy Certification

I, **Pam Autry,** 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 this the 28th day of October, 2022.

Affiant Signature
Date 10/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

