Karen Johnson Davidson County
Batch# 963530 DEEDWARR
01/24/2023 08:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,423.50
20230124-0005288

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $655,000.00.

Affiant

Subscribed and sworn to me on Jan 20, 2023.

NOTARY PUBLIC

My Commission Expires: 4-19-25

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

CORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD A. BRICKER, ATTY)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36137

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Michael Lawrence Curry 223B Orlando Avenue Nashville, TN 37209	NEW OWNER	103 02 0L 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Douglas Jones, a married man**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Michael Lawrence Curry, a single man**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 223 Orlando Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 223 Orlando Townhomes, a Horizontal Property Regime, of record in Instrument No. 20150722-0072021 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Douglas Jones, an unmarried man, by Warranty Deed from Marcos T. Colon and Ashley R. Haber, husband and wife, of record on June 1, 2020 as Instrument No. 20200601-0055951 in the Register's Office for Davidson County, Tennessee. The said Douglas Jones has since married.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 property taxes which have been prorated by the parties and assumed by the Grantee(s), and subsequent years taxes or special assessments which are not shown as existing liens by the public records.
2. All matters as shown on the plan or record in Plat Book 161, page 164, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, and Restrictions and By-Laws of contained in instrument of record in instrument Number 20150722-0072021, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

223B Orlando Avenue, Nashville, TN 37209

(House Number) (Street) (City or Town) (State) (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 GRANTEE, his heirs and assigns, (or successors and representatives), forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, (or successors and representatives), 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 20th day of January, 2023.

Douglas Jones

Meredith Lankster Jones, spouse of Grantor, hereby joins in on this conveyance to convey any marital interest she may have in the subject property

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Douglas Jones and Meredith Lankster Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 20, 2023.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

Tennessee Certification of Electronic Document

I, Caleb Waters; 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 1/20/2023 (date of document).

Caleb Waters
Affiant Signature

1/24/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of January, 2023.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: 3-28-2026

NOTARY'S SEAL

