BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 972425 DEEDWARR
02/21/2023 10:25:43 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20230221-0012078

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Margaret Dorantes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Dorantes	New Owner	075120f03500co
(NAME)	(NAME)	
735 Tulip Grove Road, Unit 300		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David Bailey and wife, and Colleen Bailey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Margaret Dorantes, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, and being Lot 35 AKA Unit 300, Tulip Grove Townhomes, as shown on the plat of the same of record in Exhibit B of Instrument No. 20050525-0059119, as amended in instrument Nos. 20080103-0000699 and 20120521-0043906, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David Bailey and wife Colleen Bailey, by deed of record in Instrument No. 20140305-0018360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of by Cody Bennett Bailey as Attorney-In~Fact for David Bailey pursuant to recorded Power of Attorney of record in Instrument No. 20230221-0012076, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of by Cody Bennett Bailey for Colleen Bailey as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20230221-0012077, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 735 Tulip Grove Road, Unit 300, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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/our hands this 17th day of February, 2023.

David Bailey by Cody Bennett Bailey his attorney in fact. Colleen Bailey by Cody Bennett Bailey her attorney in fact.

David Bailey by Cody Bennett Bailey, his attorney in fact Colleen Bailey by Cody Bennett Bailey, her attorney in fact

State of Tennessee
County of Davidson

On this the 17th day of February, 2023, before me personally appeared Cody Bennett Bailey, the person who executed the foregoing instrument on behalf of David Bailey and who acknowledged that he executed the same as the free act and deed of the said David Bailey, through Power of Attorney granted him by the said David Bailey.

WITNESS my hand and seal this 17th day of February, 2023.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1-1-17-2024

State of Tennessee
County of Davidson

On this the 17th day of February, 2023, before me personally appeared Cody Bennett Bailey, the person who executed the foregoing instrument on behalf of Colleen Bailey and who acknowledged that he executed the same as the free act and deed of the said Colleen Bailey, through Power of Attorney granted him by the said Colleen Bailey.

WITNESS my hand and seal this 17th day of February, 2023.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1-1-17-2024