Karen Johnson Davidson County
Batch# 983599 DEEDWARR
03/23/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230323-0021062

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2023.

Notary Public

My commission expires: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas Doores Abigail Doores	**Bay Equity LLC**	119-14-0-296.00
302 Sunrise Avenue	**PO Box 100077**	
Nashville, TN 37211	**Duluth, GA 30096-9377**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT F. PRING, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS DOORESAND ABIGAIL DOORES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 18 on the Plan of Sunrise Heights of record in Plat Book 974, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Reid Shippen and wife, Stephanie King Shippen by Warranty deed from Christy Morgan, married of record in Instrument No. 20140212-0012404 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 12, 2014.

Being the same property conveyed to Wade Lane LLC by Quitclaim deed from Frank Reid Shippen and wife, Stephanie King Shippen of record in Instrument No. 20201105-0129605 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on November 05, 2020.

Being the same property conveyed to Peter King, an unmarried man by Warranty deed from Wade Lane, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210518-0067411 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021.

Being the same property conveyed to Robert F. Pring, a single man by Warranty deed from Peter King, an unmarried man of record in Instrument No. 20221005-0109878 Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on October 05, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 302 Sunrise Avenue, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of March, 2023.

Robert F. Pring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert F. Pring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2023.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/20/2023.

D. Shayne Adair

3/23/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of March, 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026