Karen Johnson Davidson County
Batch# 997871 DEEDWARR
05/01/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20230501-0031838

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-13920-2023

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Julie Baty
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of 2023

Carmen Coats
NOTARY PUBLIC

My commission expires: 3/3/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan T. Douthitt and Megan K. Douthitt 1110 Campbell Street, #A Nashville, TN, 37206	Fairway Independent Mortgage Corp. 4201 Marsh Lane Carrollton, TX, 75007	083-03-2B-001.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($760,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NORVAL D. MCKENZIE AND AMBER F. MCKENZIE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RYAN T. DOUTHITT AND MEGAN K. DOUTHITT, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 1110 Campbell Street, a horizontal property regime with private elements, filed as Exhibit to, and established by, Declaration of Covenants, Conditions, and Restrictions, of record in Instrument #20160719-0074147, as corrected in Instrument #20160817-0085584, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Norval D. McKenzie and Amber F. McKenzie, husband and wife by Warranty deed from Ruby Cortner and Bill Fletcher, wife and husband and Jane S. Cortner, an unmarried woman, by and through her attorney-in-fact, Ruby Lynn Cortner as recorded in Instrument No. 20210326-0039941, of record in Instrument No. 20210326-0039942 Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on March 26, 2021.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1110 Campbell Street, #A, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of April, 2023

GRANTOR(S)

Norval D. McKenzie by Amber F. McKenzie his attorney-in-fact

Norval D. McKenzie by Amber F. McKenzie, his Attorney-In-Fact

Amber F. McKenzie

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Amber F. McKenzie, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of April, 2023.

LEE E CRANFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amber F. McKenzie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Norval D. McKenzie and that she is authorized by Norval D. McKenzie to execute this instrument on his behalf.

WITNESS my hand and seal, this the 27th day of April, 2023.

LEE E CRANFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 28, 2023 (date of document).

Affiant Signature

April 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023