Karen Johnson Davidson County
Batch# 1001533 DEEDWARR
05/10/2023 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20230510-0034753

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 ME ON 8TH DAY OF MAY, 2023.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/2/23

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2451

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Sarah L. Dalrymple 506 Rose Hall Nashville, TN 37212	New owner	104-06-0N-506.00CO

For and in consideration of the sum of Four Hundred Forty Thousand And 0/100 ($440,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

LAURA GIFFORD, A SINGLE PERSON

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

SARAH L. DALRYMPLE, AN UNMARRIED WOMAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, further described as follows, to-wit:

BEING Unit 506 on the plan of Rose Hall Condominium Site Plan of record in Plat Book 6900, Page 379, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. TOGETHER WITH the Appurtenant Interest in Common Elements of Rose Hall, a Horizontal Property Regime established by Master Deed of Record in Book 7307, Page 760, said Register's Office.

BEING the same property conveyed to Laura Gifford by Warranty Deed from Meghann A. Zolan, unmarried, dated June 24, 2009 and recorded on June 30, 2009 in Instrument No. 20090630-0060463, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 506 Rose Hall, Nashville, TN 37212.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR LAURA GIFFORD, A SINGLE PERSON to SARAH L. DALRYMPLE, AN UNMARRIED WOMAN FOR THE TRANSFER OF PROPERTY LOCATED AT 506 ROSE HALL, NASHVILLE, TN 37212.]

Witness our/my hand on the 8th day of May, 2023.

Laura Gifford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura Gifford, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2023.

Notary Public
My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/8/23 (date of document).

Affiant Signature

5/8/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of May, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY