Warranty Deed

Karen Johnson Davidson County
Batch# 1006362 DEEDWARR
05/23/2023 10 02 56 AM 2 pgs
Fees $13 00 Taxes $5,550 00

20230523-0038668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2023.

Notary Public

My commission expires 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650 5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-CRE-23-4408A

Address of New Owner(s) as follows	Send Tax Bills To	Map Parcel Numbers
Matthew L Dove and Marielle F Dove	Same as new owner	132-09-0L-001 00-CO
4408 A Lealand Lane		
Nashville TN 37204		

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, **KEITH CARTER AND KRISTIN CARTER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW L. DOVE AND MARIELLE F. DOVE, HUSBNAD 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 Unit A as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 4408 Lealand Lane Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20140617-0052600, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Keith Carter and Kristin Carter, husband and wife by Warranty Deed from Isaac Thompson and Brittany Thompson, husband and wife, of record in Instrument No 20180504 0042922, Register's Office for Davidson County, Tennessee, dated May 03, 2018 and recorded on May 04, 2018.

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 4408A Lealand Lane, Nashville, TN 37204, 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 18th day of May, 2023

Keith Carter

Kristin Carter

STATE OF ~~TENNESSEE~~ NJ
COUNTY OF ~~DAVIDSON~~ MORRIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State the within named Keith Carter and Kristin Carter, 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 18th day of May, 2023

Notary Public Shane Weatherington

My Commission Expires 04-29-2024

SHANE WEATHERINGTON
Notary Public - State of New Jersey
Commission # 2385158
My Commission Expires Apr 29, 2024