WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011262 DEEDWARR
06/05/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,031.01
20230605-0042549

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $278,650.00.

Affiant

Subscribed and sworn to me on 06/02/23.

NOTARY PUBLIC
My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Terri Dorsey 1404 Overton Street Old Hickory, TN 37138	SAME AS NEW OWNER	104-10-0N-031.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DOUGLAS G. CAREY, AS TRUSTEE OF THE DOUGLAS G. CAREY FAMILY TRUST DATED JANUARY 22, 2016, AN UNRECORDED TRUST, WITH FULL POWER AND AUTHORITY TO PROTECT AND CONSERVE, AND TO SELL, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, AND MARNELL JAMESON CAREY, TRUSTEE OF THE MARNELL JAMESON CAREY FAMILY TRUST DATED SEPTEMBER 9, 2016, AN UNRECORDED TRUST, WITH FULL POWER AND AUTHORITY TO PROTECT AND CONSERVE, AND TO SELL, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Terri Dorsey, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. H-7, on the Horizontal Property Regime for WESTCHESTER CONDOMINIUMS, as recorded in the Master Deed of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ASHLEIGH JOYNER, by deed from DANYVID OLIVARES VILLAGOMEZ and DARIEN MEJIA CHANDLER (FKA DARIEN MEJIA), of record in Instrument No. 20160707-0069511, dated July 5, 2016, said Register's Office.

Further being the same property conveyed to DOUGLAS G. CAREY, AS TRUSTEE OF THE DOUGLAS G. CAREY FAMILY TRUST DATED JANUARY 22, 2016, AN UNRECORDED TRUST, WITH FULL POWER AND AUTHORITY TO PROTECT AND CONSERVE, AND TO SELL, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, AND MARNELL JAMESON CAREY, TRUSTEE OF THE MARNELL JAMESON CAREY FAMILY TRUST DATED SEPTEMBER 9, 2016, AN UNRECORDED TRUST, WITH FULL POWER AND AUTHORITY TO PROTECT AND CONSERVE, AND TO SELL, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, by deed from ASHLEIGH JOYNER, AN UNMARRIED WOMAN, of record in Instrument No. 20200224-0020077, dated February 6, 2020, said Register's Office.

This is improved property known as 2831 Hillside Dr. Unit H7, Nashville, TN 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 05/ 19 /2023.

The Douglas G. Carey Family Trust dated January 22, 2016

BY: _____, Trustee
Douglas G. Carey, Trustee

The Marnell Jameson Carey Family Trust dated September 9, 2016

BY: _____, Trustee
Marnell Jameson Carey, Trustee

STATE OF Florida
COUNTY OF Orange

On this 19th day of May, 2023, before me, the undersigned Notary Public, personally appeared, Douglas G. Carey, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the DOUGLAS G. CAREY FAMILY TRUST DATED JANUARY 22ND, 2016, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the DOUGLAS G. CAREY FAMILY TRUST DATED JANUARY 22ND, 2016 by himself as such trustee.

Witness my hand and official seal on 05/ 19 /2023.

_____
Notary Public
My Commission Expires: 2/4/2025

CHRISTY SIRON
Notary Public - State of Florida
Commission # HH 80923
My Comm. Expires Feb 4, 2025

STATE OF Florida
COUNTY OF Orange

On this 19 day of May, 2023, before me, the undersigned Notary Public, personally appeared, Marnell Jameson Carey, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the MARNELL JAMESON CAREY FAMILY TRUST DATED SEPTEMBER 9, 2016, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the MARNELL JAMESON CAREY FAMILY TRUST DATED SEPTEMBER 9, 2016, by herself as such trustee.

Witness my hand and official seal, this 19th day of May, 2023.

_____
Notary Public
My Commission Expires: 2/4/2025

CHRISTY SIRON
Notary Public - State of Florida
Commission # HH 80923
My Comm. Expires Feb 4, 2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 19, 2023.

Signature 05/19/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 19th day of May, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY