Karen Johnson Davidson County
Batch# 1015585 DEEDWARR
06/15/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230615-0045802

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Falon Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2023.

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 125786372

Notary Public

MY COMMISSION EXPIRES: 10-06-2024
(AFFIX SEAL)

File #23-PA-0214-PARK

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Quintina Standridge	**New Owner**	
(NAME)	(NAME)	**136-10-0B-037-00**
214 Seneca Forest Court	**214 Seneca Forest C**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES D. FEAGIN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **QUINTINA STANDRIDGE, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 53, Unit 53A, Condominium Site Plan, Lots 15-20 and 41-56, Section Four, Priest Lake Forest, of record in Book 5200, Page 573, as amended in Book 5200, Page 574 and established by Master Deed recorded in Book 5931, Page 645, as amended in Book 6106, Page 610, Book 6124, Page 956, and Instrument No. 20090602-0050792; By-Laws recorded in Book 6145, Page 433, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James D. Feagin, an unmarried man, by Warranty Deed from Prestige Properties, LLC, and A. Joseph Branton, individually, of record in Instrument No. 20170206-0012113, in the Register's Office of Davidson County, Tennessee, dated January 25, 2017 and recorded on February 06, 2017.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Site Plan, Lots 15-20 and 41-56, Section Four, Priest Lake Forest, as recorded in Book 5200, Page 573 and Amended in Book 5200, Page 574.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Priest Lake Forest Condominiums of record in Book 5931, Page 645, as amended by instrument(s) of record in Book 6106, Page 610 and ByLaws recorded in Book 6145, Page 433 and further amended in Instrument No. 20090602-0050792; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6021, Page 99.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **214 Seneca Forest Court, Nashville, TN 37217**.

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 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 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 my/our hand(s) this the 13th day of June, 2023.

James D. Feagin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2023, before me personally appeared James D. Feagin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Falon Roberts, 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 06.13.2023.

Date

Falon Roberts

Affiant Signature

06.15.2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 15th day of June, 2023.

Latonya Henderson

Notary's Signature

My Commission Expires: 10-06-2024

Date

Notary's Seal (if on paper)

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 125786372