This instrument Prepared by
JMG, PLLC
27 North Main Street
Sparta, TN 38583

Map and Parcel·
093 01 0A 245 00

Karen Johnson Davidson County
Batch# 1026743 **DEEDWARR**
07/17/2023 08 24 57 AM 2 pgs
Fees $13 00 Taxes $610 50

20230717-0054337

Send Taxes to
Lester M Dolente
510 Gay Street
Nashville, TN 37219

Grantee's Address
Lester M Dolente
Same as above

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor(s), **DONNA HARRISON COTNER,** has bargained and sold, and does hereby transfer and convey unto the Grantee(s), **LESTER M. DOLENTE and wife, BETH E WILLIS DOLENTE,** their heirs and assigns, certain real estate which is located in Davidson County, Tennessee, to wit·

LAND in Davidson County, Tennessee, being UNIT No. 917, on the plat of Capitol Towers, according to the Master Deed of record in Book 8607, Page 417, as amended in Book 11072, Page 626, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 7900, Page 345 amended in Book 9700, Page 682, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of ways, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet and payable

PREVIOUS AND LAST conveyance being a Warranty Deed from Kenneth D. Garner and wife, Peggy W Garner to Donna Harrison Cotner as of record in Book 20080215, Page 0015141, Register's Office of Davidson County, Tennessee

Map & Parcel: 093 01 0A 245.00

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee(s), their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as otherwise herein set out

We further covenant and bind our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 3 day of July, 2023

Donna Harrison Cotner
DONNA HARRISON COTNER

STATE OF TENNESSEE
COUNTY OF Putnam

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared DONNA HARRISON COTNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness our hands and seal, at office, this 3 day of July, 2023

Notary Public

My Commission Expires 10-24-23

BRUCE ALEXANDER MACLEOD JR
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

STATE OF TENNESSEE
COUNTY OF Putnam

The consideration or value of the property whichever is greater for this transfer is $165,000 00

Donna Harrison Cotner
Affiant

Sworn to and subscribed before me this 3 day of July, 2023

BRUCE ALEXANDER MACLEOD JR
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

10-24-23
My Commission Expires

Notary Public