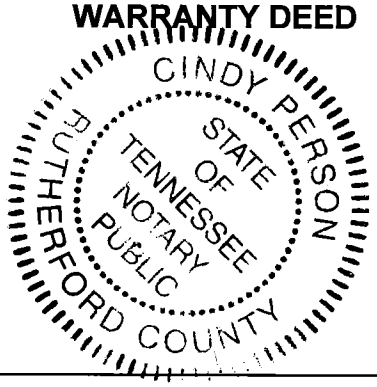
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Forrest Doty	NEW OWNER	131 06 0G 303.00
(NAME)	(NAME)	
303 Ashlawn Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Olivia Asta, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Forrest Doty, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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 No. 303, Burton Hills, Village of Ashlawn, A Condominium, as established under Master Deed of record in Book 7076, page 696, as amended in Book 7308, page 859, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Olivia Asta, unmarried woman by Warranty Deed from Eric Davis Crawford, unmarried, dated 02/05/2021, of record in Instrument No. 20210208-0017980, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 6250, Page 978, as amended in Plat Book 6900, Page 304, (2) Covenants, conditions, easements and restrictions recorded in Book 6517, Page 522, first amendment in Book 6691, Page 593, second amendment in Book 6778, Page 532, third amendment in Book 6778, Page 536, fourth amendment in Book 6911, Page 120, fifth amendment in Book 7046, Page 520, and sixth amendment in Book 7076, Page 691, (3) Covenants, conditions, easements and restrictions recorded in Book 7076, Page 696, as amended in Book 7308, Page 859, (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement including terms and conditions thereof as recorded in Book 3702, Page 250, (5) Easement including terms and conditions thereof as recorded in Book 4298, Page 491, and Instrument No. 20140902-0079895, (6) Agreement recorded 01/09/1985 of record in Book 6470, Page 383, Book 6655, Page 47, Book 4147, Page 411, and Book 7147, Page 416, and (7) Charter recorded 03/03/1987 of record in Book 7154, Page 239, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1029508 DEEDWARR
07/21/2023 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230721-0056511

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 303 Ashlawn Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 21 day of July, 2023

Olivia Asta

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Olivia Asta, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of March, 2023

Notary Public:
My Commission Expires: 08/20/2024

DEANE COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-20-2024

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 7/21/2023.

Affiant Signature

7/21/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 21 day of July, 2023.

Notary Public

(SEAL)

My Commission Expires: 4-19-2027

CINDY PERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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