WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035604 DEEDWARR
08/07/2023 03 17 33 PM 2 pgs
Fees $13 00 Taxes $2,497 50

20230807-0061148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-23-1509

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
126 Kedron Parkway, Spring Hill, TN 37174

File No ST23-070570

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Ann Sheibley Vavrock	Same as new owner	
(NAME)	(NAME)	
1509 62nd Avenue N		091-02-2F-002-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($675,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RHIANNON NOELLE FACCHINEI DORRIS AND JUSTIN KYLE DORRIS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN SHEIBLEY VAVROCK, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEES, 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 B as shown on Exhibit "B" on the Declarations of Covenants, Conditions and Restriction for a Horizontal Property Regime with Private Elements of 6201 New York Avenue Townhomes of record in Instrument No 20170123-0007224, Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rhiannon Noelle Facchinei Dorris and Justin Kyle Dorris, wife and husband by Warranty Deed from Green Eggs and Homes, LLC, a Tennessee limited liability company, formally known as Green Eggs and Ham, LLC, a Tennessee limited liability company, dated 03/01/2019, of record in Instrument 20190304-0019380, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

unimproved ☐
This is improved ☒ property, known as 1509 62nd Avenue N, Nashville, TN 37209
(House No) (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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 1st day of August, 2023

Rhiannon Noelle Facchinei Dorris

Justin Kyle Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rhiannon Noelle Facchinei Dorris and Justin Kyle Dorris, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st day of August, 2023

Notary Public

My Commission Expires 9-27-23

(SEAL)

JON PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 9-27-23