WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038974 DEEDWARR
08/16/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,083.10
20230816-0063885

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,000.00

Paul T. Dorian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2023

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

MST 2023-0747

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul T. Dorian Susan J. Dorian	SAME AS NEW OWNER	104 08 0M 307.00 CO
(NAME)	(NAME)	
8698 Westcott Drive		
(ADDRESS)	(ADDRESS)	
Germantown, TN 38138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mark Gouger and Tonya Palla, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul T. Dorian and Susan J. Dorian, a married couple,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 307 of The Glen Condominiums, a Condominium Development under the Master Deed establishing The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument Number 20080808-0080551, Instrument Number 20081029-0108159, Instrument Number 20081112-0111695, Instrument Number 20081124-0115172 and Instrument Number 20090224-0016363 in the Register's Office for Davidson County, Tennessee, to which the Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mark Gouger and Tonya Palla, husband and wife by Warranty deed from Anthony Piedmonte and Emily Piedmonte, husband and wife of record in Instrument No. 20150430-0038592 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on April 30, 2015.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form. Rights or claims of parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Taxes or special assessments which are

not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 4660, Pages 146, 147 and 148, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee. Charter of The Glen Condominium Association, Inc. of record in Instrument No. 20070628-0077121, in the Register's Office for Davidson County, Tennessee.

This property, known as 1706 18th Ave S #207, Nashville, TN 37212
(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 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 16th DAY OF AUGUST, 2023.

Mark Gouger by YM as attorney-in-fact

Mark Gouger by Yvette Meldrum, as Attorney-in-Fact

Tonya Palla by YM as attorney-in-fact

Tonya Palla by Yvette Meldrum, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Yvette Meldrum, Attorney-in-Fact for Mark Gouger and Tonya Palla**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Mark Gouger and Tonya Palla, husband and wife, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 16th day of August, 2023.

BB

Notary Public
My Commission Expires: 10·20·24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

True Copy Certification

I, **Tammy Carney,** 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 this the 16 day of August, 2023.

Tammy Carney
Affiant Signature
Date 8/16/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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