WARRANTY DEED

Karen Johnson Davidson County
Batch# 1041907 DEEDWARR
08/23/2023 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $780.70
20230823-0065970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

MST 2023-0937

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
Sean Michale Trueblood	Same as	117-11-0B-110.00-CO
(NAME)	(NAME)	
3600 Hillsboro Pike G-14	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Bradford Fincher and Sandra Gail Fincher, Trustees of the DBSG Living Trust dated 04/05/2017,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Trueblood, a single man,** 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 No. G-14, Parcel 110, in a Horizontal Property Regime on the Revised plan of The Villager East Condominium Apartments, according to the Master Deed and By-Laws of record in Book 5434, page 665, Book 5457, page 298, Book 5487, page 967, Book 5553, page 336, Instrument No. 200804160038631, and Instrument No. 200906160055824, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5200, page 235, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David Bradford Fincher and Sandra Gail Fincher as Trustees of the DBSG Living Trust, dated 04/05/2017 by Warranty deed from Armin Mirian (by Katie Mirian, Attorney-in-Fact, by virtue of Power of Attorney recorded in Instrument No. 20210525-0070906, Register's Office for Davidson County, Tennessee) and Katie Mirian, of record in Instrument No. 20210525-0070907 in the said Register's Office, dated April 16, 2021 and recorded on May 25, 2021.

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, 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 5200, Page 235 and in Book 5200, Page 201, 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 Villager Condominium of record in Book 5434, Page 665, as corrected in Book 5487, page 967, Book 5457, Page 298, as corrected in Book 5553, Page 336, Book 4808, Page 424 and with Rules and Regulations in Instrument No. 20090616-0055824, Register's Office for Davidson County, Tennessee. Charter of the Villager Homeowners' Association, Inc. of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee. By-Laws of Villager Condominium of record in Book 5434, Page 708 as amended in Instrument No. 20080416-0038631, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20130916-0097052, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20071204-0140394 in the Register's Office for Davidson County, Tennessee.

This property, known as 3600 Hillsboro Pike G-14, 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 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.

[The remainder of this page is intentionally left blank.]

Witness my/our hand(s) this 22nd DAY OF August, 2023.

The DBSG Living Trust dated 04/05/2017

BY: David Bradford Fincher, Trustee

David Bradford Fincher, Trustee

BY: Sandra Gail Fincher, Trustee

Sandra Gail Fincher, Trustee

State of Missouri

County of Monroe

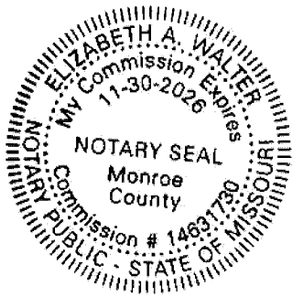
Before me, the undersigned, a Notary Public in and for said State and County, personally appeared David Bradford Fincher and Sandra Gail Fincher, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of The DBSG Living Trust dated 04/05/2017, the within named bargainor as Trust, and David Bradford Fincher and Sandra Gail Fincher, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 22nd day of August, 2023.

Elizabeth A. Walter
Notary Public

My Commission Expires: 11/30/2026

(SEAL)



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 22, 2023**.

Date

D Hardwick

Affiant Signature

August 23, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

