Karen Johnson Davidson County
Batch# 1047669 DEEDWARR
09/08/2023 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230908-0070622

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845501

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Robertson

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of September, 2023.

Notary Public
My Commission Expires: 4/23/2024

BETH TURNER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES APRIL 23, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andy Nguyen and Melanie Nguyen 1706 18th Avenue South Unit 109 Nashville TN 37212	New Owner 447 Fall Creek Cir. Goodlettsville, TN 37072	Tax Parcel ID No. 104-08-0M-208.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul T. Dorian and Susan J. Dorian, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andy Nguyen and Melanie Nguyen**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 208 , on the Horizontal Property Regime for The Glen Condominiums, as recorded in the Master Deed of record in Instrument No. 20070904-0105726, 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, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to PAUL T. DORIAN and SUSAN J. DORIAN, HUSBAND AND WIFE, by deed from RICHARD L. LAUT AND JUDITH L. LAUT, CO-TRUSTEES OF THE RICHARD L. AND JUDITH L. LAUT REVOCABLE TRUST DATED MARCH 4, 2015, of record in Instrument No. 20210510-0062118, dated May 5, 2021, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 104-08-0M-208.00 CO.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070820-0099330, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070820-0099189, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20081216-0120452, said Register's Office.

Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, said Register's Office.

Grant of Easement of record in Instrument No. 20090721-0068095, said Register's Office.

This is improved property located at 1706 18th Avenue South Unit 109 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of September, 2023.

Paul T. Dorian by Shira Kingrey, Attorney-in-Fact
Paul T. Dorian by Shira Kingrey, his Attorney-in-Fact

Susan J. Dorian by Shira Kingrey, Attorney-in-Fact
Susan J. Dorian by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Paul T. Dorian and Susan J. Dorian and that she is authorized by Paul T. Dorian and Susan J. Dorian to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of September, 2023.

J Anderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-07-2026

My Commission Expires: _____

Certificate of Authenticity

I, Kathy Lee, 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 9/6/23.

Date

Affiant Signature

9/6/23

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 6th day of September 2023.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON