WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048026 DEEDWARR
09/08/2023 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,446.70
20230908-0070753

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $391,000.00.

Affiant

Sworn to and subscribed before me on this 5th day of September, 2023.

Notary Public

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 11/19/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nathan Lewis Shaffer and Kaela Marie Turose 797 Sweetwater Circle Old Hickory, TN 37138	New Owner	064-15-0-A-56.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard N. Dooley and wife, Jamie K. Dooley, (hereinafter called "Grantors"),** have bargained and sold, and by these presents do transfer and convey unto **Kaela Marie**

Turose, a single woman, and Nathan Lewis Shaffer, a single man, as joint tenants with the rights of survivorship, (hereinafter called "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot No. 32 on the Plan of Plantation Walk Section 2 and being of record in Book 7900, Page 858, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard Dooley and wife, Jamie Dooley by Deed dated September 20, 2002 from Bradley Edward Dennis and wife, Heather Ayn Dennis and being of record in Instrument Number 20020923-0115982 and re-recorded in Instrument Number 20030210-0018232, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and payment thereof will be the sole responsibility of the Grantees when the taxes become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Restrictive Covenants of record in Book 9231, Page 719 and Book 9547, Page 904, said Register's office.
4. Any and all notes and matters on the Plan of record in Plat Book 7900, Page 858, said Register's Office.

This property is known as improved property located at 797 Sweetwater Circle, Old Hickory, Tennessee 37138.

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 Grantors do covenant with the said Grantees that 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 Grantors do further covenant and bind themselves, their heirs and assigns, 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.

Executed on this 31st day of August, 2023 but expressly having an effective date of September 5, 2023.

Richard N. Dooley

Jamie K. Dooley

State of Colorado
County of Garfield

Personally appeared before me, the undersigned, Notary Public of said County and State, Richard N. Dooley and wife, Jamie K. Dooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal on this 31st day of August, 2023.

Notary Public

My Commission Expires: 9/8/2024

JESSICA REED
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994021384
My Commission Expires: September 08, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/2023.

Affiant Signature – Joshua A. Terry

9/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/6/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27