Return To:

Lionsgate Title & Escrow, LLC
2721 Fairview Blvd., Suite 102
Fairview, TN 37062

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102, Nashville, TN 37212
File Number: 4-2072-TC

Karen Johnson Davidson County
Batch# 1059987 DEEDWARR
10/12/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20231012-0079978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $307,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2023.

Notary Public
My Commission Expires: 3-24-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachel Doll 2714 Nashboro Boulevard Nashville, TN 37217	Newowner	135 12 0E 268.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brent Tyler Luther, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rachel Doll, 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 No. 268, Phase Two, Tract 21 of Nashboro Village, as shown on the plat of record in Plat Book 4660, page 159, and as shown on the Amendment to the restrictions of record in Instrument No. 20050222-0018814, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Brent Tyler Luther, a single man, by Warranty Deed from Laurinda Leigh, an unmarried woman, of record in Instrument No. 20190725-0073112, in the Register's Office of Davidson County, Tennessee, dated July 24, 2019 and recorded on July 25, 2019.

This is improved property located at: **2714 Nashboro Boulevard, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 3rd day of October, 2023.

GRANTOR:

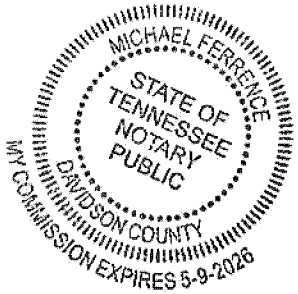
Brent Tyler Luther

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brent Tyler Luther, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of October, 2023.

Notary Public
My Commission expires: 5-9-2026



I, Emily Prophet, 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 10-3-23 (date of document).

Affiant Signature

10-11-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of October 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

