Karen Johnson Davidson County
Batch# 1061533 DEEDWARR
10/17/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20231017-0081470

Name and Address of New Owner:
Sean James Griffin, an unmarried man
516 Doral Country Drive
Nashville, TN 37221

Send Tax Statements To:
Same as
New owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23091394

Map and Parcel: 142 06 0D 038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beth-Ann K. Ramsay, a single person**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sean James Griffin, an unmarried man**, hereinafter called the GRANTEE, his 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, and being all of Unit No. 80-A, Doral Country Villa Condominiums, Section VII of record in Book 5200, page 223, Register's Office of Davidson County, Tennessee, and described by Master Deed establishing a Horizontal Property Regime of Doral Country Villa, Section VII of record in Book 5532, page 727 and as amended in Book 5623, page 252, Register's Office of Davidson County, Tennessee, to which references are hereby made for a more complete description of said unit.

Being the same property conveyed to Beth-Ann Ramsay, a single person, by Warranty Deed filed for record on January 2, 1993 in Book 8525, page 537, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Master Deed Establishing a Horizontal Property Regime of Doral Country Villa, Section VII of record in Book 5532, page 727 and as amended in Book 5623, page 252; All matters as set forth per plat of record in Book Book 5200, page 223; Doral Country Villa Section VII Condominium Association Fines of record in Instrument Number. 20141103-0101033 and Instrument Number 20151130-0120647; By laws as set forth in Master Deed Establishing a Horizontal Property Regime of Doral Country Villa, Section VII of record in Book 5532, page 727; Charter of Doral Country Villa Section VII of record in Book 5544, page 463; Charter of Doral Country Villas Homeowners' Association of record in Book 5220, page 112; Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20180611-0055670, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 516 Doral Country Drive, Nashville, TN 37221

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 13th day of October, 2023.

Beth-Ann K. Ramsay

Beth-Ann K. Ramsay

State of Illinois

County of Morgan

Personally appeared before me, Beth-Ann K. Ramsay with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th of October, 2023.

Linda Maier

Notary Public
My Commission Expires: 10/14/2025

LINDA MAIER
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 14, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00.

Beth-Ann K. Ramsay

Affiant Signature

Subscribed and sworn to before me, this 13th day of October, 2023.

Linda Maier

Notary Public
My Commission Expires: 10/14/2025

LINDA MAIER
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 14, 2025

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 **October 13, 2023**.

Date

Affiant Signature

October 17, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026