WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062462 DEEDWARR
10/18/2023 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $845.45
20231018-0081712

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

(AFFIX SEAL)

MST 2023-1010

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
Stephanie Petty	New Owner	142-06-0D-008.00
(NAME)	(NAME)	
560 Doral Country Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Andrew G. O'Guin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Petty, unmarried,** 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:

Property situated in Davidson County, Tennessee:

Unit 95-A, Doral Country Villa, (erroneously referred to as Unit 950 in prior conveyance), of Doral Country Villa, Section VII, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 223, said Register's Office, as established in Master Deed of record in Book 5532, Page 727, as amended in Book 5623, Page 252, Instrument No. 20141103-01011033, and Instrument No. 20151130-0120647, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Janie L. Keel, a single woman by Warranty Deed from Ellen E. Forrester, married, dated April 27, 2018 and recorded May 1, 2018 in Instrument No. 20180501-0041222, Register's Office of Davidson County, Tennessee.

Janie L. Keel having become deceased on or about September 10, 2020; survived by one child, Andrew G. O'Guin, Probate Docket No. 20P-1646. See also Heirship Affidavit #20231012-0079882, RODC, TN.

Being the same property conveyed to Andrew O'Guin by Andrew O'Guin Administrator of the Estate of Janie Louise Keel, dated December 21, 2022 and recorded December 27, 2022 in Instrument No. 20221227-0132712, Register's Office of Davidson County, Tennessee.

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 now due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 223, 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 Doral Country Villa Condominiums of record in Book 5532, Page 727 as amended in Book 5623, Page 252, Register's Office for Davidson County, Tennessee. Doral Country Villa Section VII Condominium Association, Inc. for Fines of record in Instrument Number 20141103-0101033 and Instrument No. 20151130-0120647, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 560 Doral Country Drive, Nashville, TN 37221
(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.

Witness my/our hand(s) this 12 DAY OF OCTOBER, 2023.

Andrew G. O'Guin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Andrew G. O'Guin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of October, 2023.

Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024
(SEAL)

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 10/12/23.

Affiant Signature – Joshua A. Terry

10/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/16/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27