Karen Johnson Davidson County
Batch# 1071245 DEEDWARR
11/14/2023 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20231114-0088610

WARRANTY DEED

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Ave.
Nashville, TN 37210
File No.: RES-23-347-201

File #23-TC-0347-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/4/27 (AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Whitney (NAME)	Legacy Home Loans LLC (NAME)	
347 Douglas Ave #201 (ADDRESS)	1036 Stearman Dr. Ste 6 (ADDRESS)	**071 15 0K 010.00**
Nashville TN 37207 (CITY) (STATE) (ZIP)	White House TN 37188 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE POWELL, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY WHITNEY, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 6, Suite 201 of Douglas Market Lofts fka Lischey Townhomes and Condominiums, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. Of the Tennessee Code Annotated, under the Declaration of Covenants and Restrictions establishing Douglas Market Lofts fka Lischey Townhomes and Condominiums of record in Instrument No. 20180629-0063340, as amended in Instrument No. 20180927-0095882, Instrument No. 20191119-0119363, Instrument No. 20191219-0131091 and Instrument No. 20200129-0010607, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Catherine Powell, Single Woman, by Warranty Deed from Lischey Douglas LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201214-0146861, in the Register's Office of Davidson County, Tennessee, dated December 07, 2020, and recorded on December 14, 2020. Catherine Powell has since married. William Stone joins in to convey any interest he may have.

This conveyance is subject to:
* 2023 Taxes, a lien, now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Highland Land Co's Subdivision, as recorded in Plat Book 421, Page(s) 14.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180629-0063340 as amended in Instrument No. 20180927-0095882; Instrument No. 20191119-0119363; Instrument No. 20191219-

0131091; Instrument No. 20200129-0010607 and Instrument No. 20200713-0076347.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200713-0076348 and Instrument No. 20200713-0076349.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **347 Douglas Avenue, Unit 201, Nashville, TN 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th day of November, 2023.

Catherine Powell

William Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2023, before me personally appeared Catherine Powell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2023, before me personally appeared William Stone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Tiffany Rooker, 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 November 13, 2023.

Tiffany Rooker
Affiant Signature

11/13/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13 day of November, 2023.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal



File No. RES-23-347-201