Karen Johnson Davidson County
Batch# 1106243 DEEDWARR
02/29/2024 12:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20240229-0013997

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38011-01-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me this 29th day of February, 2024. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Colin F. Dunnigan Laura I. Dunnigan 153 A Woodmont Boulevard Nashville, TN 37205	**Send Tax Bills To:** Capstar Bank 2002 Richard Jones Rd A300 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 116030C00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry P. Hoesly, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colin F. Dunnigan and Laura I. Dunnigan, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 153 A Woodmont Boulevard, Nashville, TN 37205.

Kelly S. Hoesly, spouse of the Grantor, joins in the execution of this instrument in order to convey any marital interest that she holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of February, 2024.

Terry P. Hoesly

Terry P. Hoesly

Kelly S. Hoesly

Kelly S. Hoesly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry P. Hoesly and Kelly S. Hoesly, 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, at office, this 29th day of February, 2024.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Woodmont Glen, a horizontal property regime established by Master Deed and By-Laws, of record in Book 5407, page 419, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Terry P. Hoesly by deed dated May 28, 1999 from Thomas Allen Rose, married, of record in Book 11503, Page 443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Woodmont Glen, of record in Book 5407, page 419, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4955, page 83, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3964, page 855, with exceptions in Book 5402, page 498, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Site Plan of record attached as Exhibit A to the Master Deed in Book 5407, Page 419, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/29/24 (date of document).

Affiant Signature

2/29/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of Feb., 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY