Karen Johnson Davidson County
Batch# 1118332 DEEDWARR
04/03/2024 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240403-0023539

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3034-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2024.

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 6/23/25

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Raul F. Amaya Suarez<br>1040 Tonyawood Drive<br>Old Hickory, TN 37138 | New Owner | 063 16 0B 157.00 |

# 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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Paul T. Dorris, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Raul F. Amaya Suarez, a married man**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 239 on the Plan of HAMPTON PARK (formerly CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT) of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and Book 8110, Page 401, and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul T. Dorris, a married man, by Warranty Deed from Charles Eugene Porter, Executor of the Estate of Bonnie Campbell, of record in Instrument No. 20220413-0043071, in the Register's Office of Davidson County, Tennessee, dated April 01, 2022 and recorded on April 13, 2022. Paul T. Dorris having since divroced on July 20, 2023. See final Divorce Decree in Circuit County of Wilson County, Tennessee, Docket No. 2022-DV-440.

Being the same property conveyed to Bonnie Campbell, by Warranty Deed from Fred J. Floied and wife, Nancy D. Floied, of record in Instrument No. 20051205-0145764, in the Register's Office of Davidson County, Tennessee, dated November 21, 2005 and recorded on December 05, 2005. The said Bonnie Campbell being deceased as of July 06, 2021 (also see Probate at Case No. 21P-1923).

This is improved property located at: **1040 Tonyawood Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 29th day of March, 2024.

~~GRANTOR~~:

Paul T. Dorris

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul T. Dorris, 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 29th day of March, 2024.

Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY



202404030023539

## Certificate of Authenticity

I, Danielle Watson, 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 4/1/24.
Date

Danielle Watson
Affiant Signature

4/1/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 1st day of April, 2024.

Notary's Signature

My Commission Expires: 10/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY