WARRANTY DEED

Karen Johnson Davidson County
Batch# 1119044 DEEDWARR
04/04/2024 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,108.63
20240404-0023952

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,899.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

MST 2024-0318

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
Philip Dorflinger and Joan Dorflinger	Same as new owner	147-10-0-213.00
(NAME)	(NAME)	
639 Durrett Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Jamie Lynn Hill, unmarried woman and Shannon Elisa Grogan, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip Dorflinger and Joan Dorflinger, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of B.J. Home Builders Subdivision, Section One, (a revision of Lots 3, 5 and 400 on the Plat of Whispering Hills, Section 1, of record in Book 2332, Page 82), of record in Plat Book 8250, Page 833, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie Lynn Hill, an unmarried woman, and Shannon Elisa Grogan, an unmarried woman, by Warranty Deed of Denise M Smith, a married person, dated 03/25/2021 and recorded in Instrument No. 20210329-0041149, Register's Office of Davidson County, TN.

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, Subject to all matters shown on the Plan of record in Plat Book 2332, Page 82, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 833, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2481, Page 499, in the

Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20140103-0000865 in the Register's Office for Davidson County, Tennessee.

This property, known as 639 Durrett Drive, Nashville, TN 37211
(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 28 DAY OF March, 2024.

Jamie Lynn Hill

Shannon Elisa Grogan

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jamie Lynn Hill, unmarried woman and Shannon Elisa Grogan, an unmarried woman, 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 _____ day of _____, 2024.

Notary Public

03/28/2024

My commission expires: _____

(SEAL)

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura }

On March 28, 2024 before me, Rhonda M Franzese Dumond Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Jamie Lynn Hill and Shannon Elisa Grogan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RHONDA M. FRANZESE DUMOND
Notary Public - California
Ventura County
Commission # 2377774
My Comm. Expires Nov 3, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 03/28/2024 Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

I, Yvette Meldrum, 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 April 2, 2024.

Signature
April 2, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 2, 2024

Notary's Signature

My Commission Expires: 4-13-25

