Karen Johnson Davidson County
Batch# 1119698 DEEDWARR
04/05/2024 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20240405-0024360

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-20276-24

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Bassett 1233 Bainbridge Drive, Nashville, TN 37211	Flagstar Bank P.O. Box 7646 Springfield, OH 4550-7646	161-06-0A-104-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY TWO THOUSAND AND 00/100 Dollars ($382,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVIS ELLIOTT AND ELIZABETH CAROTHERS, HUSBAND AND WIFE** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LAURA BASSETT, UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 104 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit A-1 on First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Oakhill Townhomes, of record in Instrument #20080325-0030014, a supplement to that original Declaration of Covenants, Conditions, Restrictions, and Easements for Oakhill Townhomes of record in Instrument #20070614-0071397, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Davis Elliott and Elizabeth Carothers, husband and wife, from Austin W. Whitaker and Rachel L. Whitaker, husband and wife, by Warranty Deed dated October 28, 2022 and recorded October 28, 2022 in Instrument #20221028-0116957, said Register's Office.

Being the same property conveyed to Austin W. Whitaker and wife, Rachel L. Whitaker, from Chad B. Hunter and Jennifer D. Hunt, husband and wife, by Warranty Deed dated June 3, 2014 and recorded June 13, 2014 in Instrument #20140613-0051630, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1233 Bainbridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of April, 2024

GRANTOR(S)

Davis Elliott

Elizabeth Carothers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Davis Elliott and Elizabeth Carothers, 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 and seal, this the 3rd day of April, 2024.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 3, 2024**.

Date

Affiant Signature

April 3, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025