Karen Johnson Davidson County
Batch# 1129058 DEEDWARR
04/30/2024 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20240430-0031479

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $1,250,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249171	Affiant Sworn to and subscribed before me this 29th day of April, 2024. Notary Public My Commission Expires: 3-21-2028
After Recording Return To The Above.	

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

WARRANTY DEED

THIS INDENTURE, made this 29th day of April, 2024, among:

ROSS E. DOAN, TRUSTEE OF THE ROSS DOAN REVOCABLE LIVING TRUST DATED AUGUST 22, 2019

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAVID WORKMAN AND BUFFY WORKMAN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit 1603 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.368% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Privates Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Privates Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Privates Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amnded.

Being the same property conveyed to Ross E. Doan, Trustee of The Ross Doan Revocable Living Trust dated August 22, 2019 by deed from 151 Nashville Project LP, a Delaware Limited Partnership, dated August 3, 2022, of record in Instrument No. 20220908-0100833, Register's Office for Davidson County, Tennessee.

Being commonly known as 160 2nd Avenue S, Unit 1603, Nashville, TN 37201.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ross E. Doan, Trustee of The Ross Doan Revocable Living Trust dated August 22, 2019

BY: Ross E Doan
Ross E. Doan, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ross E. Doan,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustee of Ross E. Doan, Trustee of The Ross Doan Revocable Living Trust dated August 22, 2019.**

Witness my hand and official seal this 29 day of April, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: David Workman + Buffy Workman
Address: 322 Grant 65
City, State, Zip: Sheridan AR 72150

Responsible Party For Taxes:

Name: First Trust Home Loans
Address: 900 South Rock St
City, State, Zip: Sheridan AR 72150

Tax ID: 093-06-4E-009.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22413-mc

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/29/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/29/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** April, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

