Karen Johnson Davidson County
Batch# 1130799 DEEDWARR
05/03/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $909.83
20240503-0032807

WARRANTY DEED

STATE OF TENNESSEE pls Williamson
COUNTY OF ~~Davidson~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00

Kristin Danielle Blanchard Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2024

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kristin Danielle Blanchard Park 5510 Country Drive #83 Nashville, Tennessee 37211	SAME AS OWNER	MAP 162 GROUP 09 PARCEL 0A 083.00

For and in 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,

Sharon Diane Dunn, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kristin Danielle Blanchard Park, unmarried woman

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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 83, Building No. 13 on the plan of Hickory Valley Condominiums Phase 2, of record in Book 4460, Page 133, Register's Office for Davidson County.

Being the same property conveyed to Sharon Diane Dunn, an unmarried woman, by Warranty Deed from Colleen Chapman, a married woman and Laurie Cook, dated December 8, 2021 in Instrument No. 20211213-0164628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5510 Country Drive #83, Nashville, Tennessee 37211.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 hand and official seal at office this 2nd day of May, 2024.

Sharon Diane Dunn

Sharon Diane Dunn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sharon Diane Dunn, with whom I am personally acquainted, (or who 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, at office, this 2nd day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/3/24.

Date

Affiant Signature

5/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

