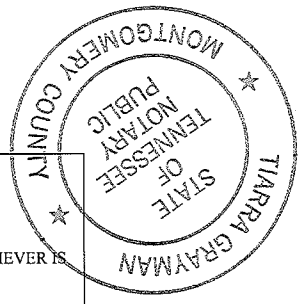
RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-21799-24

Karen Johnson Davidson County
Batch# 1143257 DEEDWARR
06/05/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20240605-0041892



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2024

NOTARY PUBLIC

My commission expires: 10/16/2024

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariana M. Doakes 415 Patterson Street Nashville, TN, 37211	Same address as new owner	133-01-0-127

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY TWO THOUSAND AND 00/100 Dollars ($362,000.00) 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, **AMY S. NORTHROP, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ARIANA M. DOAKES, A SINGLE 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 Lot(s) 91, PATTERSON'S SUBDIVISION OF MAPLE HILL, as shown on plat of record in Plat Book 332, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amy S. Northrop, a single woman and Seang Taing, a single man, by Warranty Deed from Jordan S. Allender, unmarried man, of record in Instrument No. 20200708-0074019, in the Register's Office of Davidson County, Tennessee, dated April 24, 2020 and recorded on July 08, 2020.

Being the same property conveyed to Amy S. Northrop, by Quit Claim Deed from Amy S. Northrop and Seang Tang, of record in Instrument No. 20210608-0076554, in the Register's Office of Davidson County, Tennessee, dated June 03, 2021 and recorded on June 08, 2021.

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: 415 Patterson Street, 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.

Amy S. Northrup having since married, Daniel McCall joins in the execution of the Warranty Deed to convey any and all marital interest he may have to said property.

WITNESS MY/OUR HANDS, this 23rd day of May, 2024

GRANTOR(S)

Amy S. Northrop

Daniel McCall

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Bay

Personally appeared before me, a Notary Public, Amy S. Northrop and Daniel McCall, 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 23rd day of May, 2024.

Notary Public

Tina Thompson
Printed Notary Name

My commission expires: April 18 2027

Notary Public - State of Florida
TINA THOMPSON
MY COMMISSION # HH355367
EXPIRES: April 18, 2027
Bonded through Western Surety Company

Certificate of Authenticity

I, Joshua A. Terry, 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 5/23/24.

Affiant Signature – Joshua A. Terry

5/28/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/28/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27