Karen Johnson Davidson County
Batch# 1171501 DEEDWARR
08/16/2024 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240816-0063198

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $520,000.00.

Affiant

Subscribed and sworn to me on August 16, 2024.

NOTARY PUBLIC

My Commission Expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OAKTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(William H. Ball, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37013

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Joshua Dokkestul 5110 Amalie Drive Nashville, TN 37211	NEW OWNER	161-07-0-040.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, PATRICIA DECKER LONG, UNMARRIED, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto JOSHUA DOKKESTUL, an unmarried man, hereinafter called "GRANTEE," his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of McMurray Woods, Section One of record in Book 2900, Page 99, 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 all of the property conveyed to Robert D. Long by deed from McDowell Real Estate Corp., of record in Book 3221, page 393, Register's Office for Davidson County, Tennessee, dated May 1, 1961, and recorded on May 1, 1961. The said Robert D. Long, also known as Robert Dean Long, Sr., having since married Patricia A. Long, also known as Patricia Decker Long. The said Robert Dean Long, Sr., having died on June 17, 2021.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 Davidson County property taxes, and subsequent years taxes and assessments which have been prorated by the parties and assumed by the Grantee;
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3098, Page 639, Register's Office for Davidson County, Tennessee
3. Sanitary Sewers and/or Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6137, page 897, in the Register's Office for Davidson County, Tennessee.
4. Leases and other encumbrances;
5. Restrictions, conditions, reservations, covenants, and easements of record;

6. Setback requirements, public rights of way, utility, and drainage easements;
7. Zoning and planning ordinances and regulations;
8. All matters shown on plats and plans of record.

BEING ☐ **unimproved** ☒ **improved property known as:**

5110 Amalie Drive, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 16th day of August, 2024.

Patricia Decker Long
PATRICIA DECKER LONG

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 16th day of August, 2024, before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared Patricia Decker Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and she acknowledged to me that she executed the same as her own free act and deed.

Notary Public

My Commission Expires: March 9, 2027

WILLIAM HUGHES BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Aug 16, 2024 (date of document)

Regina Sullo

Affiant Signature

August 16, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 16 day of August, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

