WARRANTY DEED

Karen Johnson Davidson County
Batch# 1172070 DEEDWARR
08/19/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240819-0063537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOT Holdings LLC	new owner	
(NAME)	(NAME)	105-01-0-666.00
2500 21st Ave S. #101		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Doris Jean Sanford**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DOT Holdings LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Southside Park Estates, Section 2 of record in Book 4660, Page 30, 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 the same property conveyed to Lawrence Huggins and wife, Doris Huggins by Warranty Deed from Sarah Jean Holderfield Zeitlin and husband, Ronald S. Zeitlin of record in Book 4972, Page 741, Register's Office for Davidson County, Tennessee, dated November 19, 1975 and recorded on November 19, 1975.

Lawrence Huggins died on or about January 20, 2018, leaving Doris Huggins, as surviving tenant by the entirety.

Being the same property whereas a Remainder Interest was conveyed to Doris Jean Sanford by Quit Claim Deed (with Life Estate Reserved) from Doris Rebecca Huggins of record as Instrument No. 20220302-0023888, Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 2, 2022.

Said Doris Rebecca Huggins has been deceased, died on May 2, 2024.

Being the same property conveyed to Doris Jean Sanford, a single woman by Quitclaim Deed from Doris J. Sanford, a single woman of record in Instrument No. 20240731-0058094 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on July 31, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1321 Southside Cir Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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, its successors 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 19th day of August, 2024.

Doris Jean Sanford

Doris Jean Sanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Doris Jean Sanford**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 8/19/24.

Affiant Signature

8/19/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19 day of August, 2024

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-6-25