WARRANTY DEED

Karen Johnson Davidson County
Batch# 1183529 DEEDWARR
09/19/2024 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20240919-0072603

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

KEVIN D. LILLEY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karla K. Lilley
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
126 Kedron Parkway, Spring Hill, TN 37174

File No.: ST24-080532

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Hoerauf and Laurel Stowe	First Horizon Bank	
(NAME)	(NAME)	
485 Huntington Ridge Drive	165 Madison Ave.	161-11-0A-108-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHT THOUSAND AND NO/100 DOLLARS ($408,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PASCHAL M. DOSSEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER HOERAUF, A SINGLE MAN, AND LAUREL STOWE, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit No. 108, on the Plan of Revision One, Huntington Ridge, Townhouse Condominiums, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 4729, Page 687, as amended in Book 4889, Page 905, and as further amended in Book 5394, Page 243, and as shown on the plan of record in Book 9700, Page 846, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paschal M. Dossey, an unmarried man by Warranty Deed from Justin MacCrimmon, unmarried, dated 09/19/2012, of record in Instrument No. 20120927-0088000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 485 Huntington Ridge Drive, Nashville, TN 37211
(House No.) (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, 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/our hand(s) this the 18th day of September, 2024

Paschal M. Dossey

STATE OF Tennessee
COUNTY OF Williamson

On this 18th day of September, 2024 before me personally appeared Paschal M. Dossey, an unmarried man to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 18th day of September, 2024

Commission Expires: 6-14-26

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAMELA JO SMITH WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 9/18/24 (date of document).

Affiant Signature

9/18/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18 day of Sept, 2024.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25