WARRANTY DEED

Karen Johnson Davidson County
Batch # 1201162 DEEDWARR
11/04/2024 01:55:15 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20241104-0085620

File #24-TLC-0696-P

(SEAL)

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carl M. Douglas and Molly B. Douglas	**New Owner**	
(NAME)	(NAME)	**117 02 0C 049.00**
696 Timber Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOSEPH CHRISTOPHER SHERRILL, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CARL M. DOUGLAS AND MOLLY B. DOUGLAS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium Apartment in Davison County, Tennessee, being Unit 49, together with the carport designated No. 49A of Regency Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joseph Christopher Sherrill and Lauren Sherrill, husband and wife, by Warranty Deed from Martha C. Sanders n/k/a Martha C. Perry, unmarried, dated May 24, 2018 and recorded on May 30, 2018 of record in Instrument No. 20180530-0051518, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 14, 2021, recorded on July 1, 2021 of record in Instrument No. 20210701-0089196, said Register's Office, Lauren Sherrill conveyed her interest in subject property to Joseph Christopher Sherrill, pursuant to the terms of a marital Dissolution Agreement, Case No. 21D586, in the Third Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
The Plan, with Owner's Certificate, of record in Book 3700, pages 111 and 112, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.
* The provisions of the condominium Master Deed of record in Book 3815, page 778; Book 4364, page 381; Book 4767, page 431; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83; Book 11288, page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994; Instrument No. 20110525-0040197; Instrument No. 20160630-0066809; Instrument No. 20171030-0110958; Instrument No. 20221110-0120652; and Instrument No. 20240403-0023605, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.
*Charter of Regency Park Homeowners Association of record in Book 8129, page 118, amended in Book 8500, page 717, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **696 Timber Lane, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of October, 2024.

Joseph Christopher Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me personally appeared Joseph Christopher Sherrill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028