WARRANTY DEED

Karen Johnson Davidson County
Batch# 1243012 DEEDWARR
03/05/2025 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20250305-0016441

File #25-PA-2411-TWG

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2025.

Megan Paulus
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)
Felix Dowsley and Susan Douglas	**New Owner**	
(NAME)	(NAME)	**104 16 0 205.00**
2411 Oakland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

NHUE LAP DO AND CLAIRE LI, A MARRIED COUPLE,

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

FELIX R. DOWSLEY III, TRUSTEE OF THE FELIX R. DOWSLEY, III REVOCABLE TRUST, AND SUSAN RAE DOUGLAS, TRUSTEE OF THE SUSAN RAE DOUGLAS REVOCABLE TRUST, AS EQUAL TENANTS IN COMMON,

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:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 168 on BELMONT LAND CO'S PLAN, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the West side of Oakland Avenue and extends back between parallel lines 175 feet, more or less, to an alley in the rear.

Being the same property conveyed to Nhue Lap Do and Claire Li, married, by Warranty Deed from David A. Bailey, married, of record in Instrument No. 20201204-0141232, in the Register's Office of Davidson County, Tennessee, dated November 23, 2020 and recorded on December 04, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S, as recorded in Plat Book 421, Page(s) 34.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Apartment recorded in Instrument No. 20110509-0035296.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2411 Oakland Avenue, Nashville, TN 37212**.

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 ~~28th~~ 27th day of February, 2025.

Nhue Lap Do

Claire Li

STATE OF Illinois
COUNTY OF Cook

On this ~~28th~~ 27th day of February, 2025, before me personally appeared Nhue Lap Do, 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 ~~28th~~ 27th day of February, 2025.

Notary Signature
My commission expires: 12-3-26

PENNY K WOSAR
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 3, 2026

STATE OF Illinois
COUNTY OF Cook

On this ~~28th~~ 27th day of February, 2025, before me personally appeared Claire Li, 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 ~~28th~~ 27th day of February, 2025.

Notary Signature
My commission expires: 12-3-26

PENNY K WOSAR
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 3, 2026

True Copy Certification

I, **Pam Autry,** 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 this the 28 day of February, 2025.

Affiant Signature

Date 2/28/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

