Karen Johnson
Batch # 1290460
06/26/2025 10 51 15 AM
Fees $13 00 Taxes $740 00

Davidson County
DEEDWARR
2 pgs

20250626-0050374

This Instrument Prepared by and Return to:	STATE OF TENNESSEE COUNTY OF SUMNER
Garner Law Firm, PLLC 145 Maple Row Blvd. Hendersonville, TN 37075	The actual consideration or value, whichever is greater, for this transfer is $200,000 00 Affiant Subscribed and sworn to before me, this the 21st day of May 2025 Notary Public My commission expires. 6.24.25

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO
Dawn Rogers 3880 Priest Lake Drive, Unit 35 Nashville, TN 37217	Dawn Rogers 3880 Priest Lake Drive, Unit 35 Nashville, TN 37217	136-3A-119

WARRANTY DEED

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, I, **Ethel Theriault**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO **Dawn Rogers, a single woman,** HEREINAFTER CALLED THE GRANTEE, 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 Townhouse No. 35, Building No. 15 on the Plan of Priest Lake Park Condominium Townhouse of record in Plat Book 4460, Page 78, and revised in Plat Book 4460, Page 88, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Priest Lake Park, Phase I Condominium, a horizontal property regime established by Master Deed of record in Book 4651, Page 412, amended in Book 4943, Page 939, and Book 5189, Page 671, said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 66-27-101 et. seq., formerly 64-270, et. seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners; options, burdens, assessments and undertakings, etc., contained in the Master Deed of record in Book 4651, Page 412, amended in Book 4943, Page

692; Book 4979, Page 939 and in Book 5189, Page 671 and By-Laws of record in Book 5083, Page 417, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ethel Theriault by deed from Martha E. Gregory, by deed of record in Book 9743, page 14, Register's Office for Davidson County, Tennessee.

This is improved property known as 3880 Priest Lake Drive, Unit 35, Nashville, TN 37217.

TO HA VE 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 hand this 21st day of May 2025.

Ethel Theriault

Ethel Theriault

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 21st day of May 2025, before me personally appeared Ethel Theriault, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this the 21st day of May, 2025.

Traci Sellers

Notary Signature

My commission expires: 6.24.25

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY