# WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $952,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES:

File #25-TL-3541-CRE

**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) |
|---|---|---|
| **Brittany Lin Nash and Guy Taylor Nash** | New owner | |
| (NAME) | (NAME) | **118 14 0 102.00** |
| **3419 Golf Club 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,

**JEFFREY SLOAN DOKKEN AND LILLIAN GRACE RAY DOKKEN, HUSBAND AND WIFE,**

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

**BRITTANY LIN NASH AND GUY TAYLOR NASH, WIFE AND HUSBAND,**

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 Lot No. 23 on the Plan of LONGVIEW MANOR, SECTIONS ONE & TWO of record in Plat Book 1424, Page 127, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Sloan Dokken and Lillian Grace Ray Dokken, husband and wife, by Warranty Deed from Nicholas A. Davis and Lauren A. Davis, husband and wife, of record in Instrument No. 20140903-0080285, in the Register's Office of Davidson County, Tennessee, dated August 29, 2014, and recorded on September 03, 2014.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of LONGVIEW MANOR, SECTIONS ONE & TWO, as recorded in Plat Book 1424, Page(s) 127.
* Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 1760, Page 25 and Book 1760, Page 31.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1781, Page 520.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3541 Crestridge Dr, Nashville, TN 37204**.

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.

Karen Johnson Davidson County
Batch# 1316696 DEEDWARR
08/29/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,559.40
20250829-0069564

Witness my/our hand(s) this the 29th day of August, 2025.

Jeffrey Sloan Dokken

Lillian Grace Ray Dokken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2025, before me personally appeared Jeffrey Sloan Dokken, 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 29th day of August, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

On this 29th day of August, 2025, before me personally appeared Lillian Grace Ray Dokken, 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 29th day of August, 2025.

Notary Signature
My commission expires:

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

## True Copy Certification

I, **Tammy Carney,** 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 29 day of August, 2025.

Affiant Signature
Date 8.29.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

