WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330860 DEEDWARR
10/06/2025 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20251006-0079605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE EMILY MANNO My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0431

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tim Donley	**New owner**	Map: 103160E02000CO
(NAME)	(NAME) **727 US31W BYP #111**	
(ADDRESS)	(ADDRESS) **Bowling Green, KY 42101**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS ($227,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

DARCIA GRESHAM, MARRIED,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIM DONLEY, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 20 on the Plan of Whitland Place Condominium, of record in Plat Book 5200, Page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Darcia Gresham, an unmarried woman, by deed from Carrie M. Bain nka Carrie Cox, Married, of record in Instrument No. 20140331-0026071, dated March 27, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 597, said Register's Office; (3) Sanitary Sewer Easement of record in Book 3464, Page 278, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6350, Page 824, Book 6131, Page 722, Book 6131, Page 753, and Instrument No. 20170626-0064038, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 3901 Whitland Avenue, #20, Nashville, TN 37205
(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 hand this 30th day of September, 2025.

Darcia Gresham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darcia Gresham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of September, 2025.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **9/30/25**.

Date

Emily Manno

Affiant Signature

9/30/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026