Karen Johnson Davidson County
Batch# 265461 DEEDWARR
08/02/2019 09:04:43 AM 2 pgs
Fees: $13.00 Taxes: $229.69

20190802-0076422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,079.57

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06 20 2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ina Williams	SAME AS NEW OWNER (NAME)	
P.O. Box 153 (ADDRESS)	(ADDRESS)	052-09-0B-004.00
Goodlettsville, TN 37070 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Vincent Ponzi, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ina Williams , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TN, BEING UNIT NO. 3-B OF MONTAGUE TERRACE TOWNHOMES AS SHOWN ON EXHIBIT "C" TO THE MASTER DEED AND BY-LAWS ESTABLISHING MONTAGUE TERRACE, PHASE ONE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20080819-0085322, AS AMENDED IN INSTRUMENT NO. 20090526-0048117, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF, TOGETHER WITH AN UNDIVIDED PERCENTAGE OF OWNERSHIP IN THE ASSOCIATION.

BEING THE SAME PROPERTY CONVEYED TO VINCENT PONZI, SINGLE PERSON, BY WARRANTY DEED FROM JOHN T. WADE AND SPOUSE, JANE W. WADE, OF RECORD IN INSTRUMENT NO. 20090629-0060391, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 424B E. Palestine Avenue, Madison, TN 37115
(House Number) (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/our hand(s) this 31st day of July, 2019.

Vincent Ponzi

WARRANTY DEED
(Continued)

Vincent Ponzi

STATE OF New York

COUNTY OF Oswego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent Ponzi, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2019.

Deborah D Chalone
Notary Public

DEBORAH D. CHALONE.
Notary Public, State of New York
No. 01CH6200907
Qualified in Oswego County
Commission Expires February 09, 2021

My Commission Expires: 02/09/2021

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072