Karen Johnson Davidson County
Batch# 313813 DEEDWARR
11/08/2019 02:52:03 PM 2 pgs
Fees: $13.00 Taxes: $697.45
20191108-0115832

ADDRESS NEW OWNERS and
SEND TAX BILLS:
AKIN SHYNE ALFORD
617 Roosevelt Avenue
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
43 - 6 - 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SUZANNE FAYE WILSON, TRUSTEE of the SUZANNE FAYE WILSON REVOCABLE TRUST, dated April 7, 2010, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to AKIA ALFORD, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 77 on the plan of Madison Park, Section II, of record in Book 3106, Page 141 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Suzanne Faye Wilson, Trustee of the Suzanne Faye Wilson Revocable Living Trust Agreement dated April 7, 2010, by Quitclaim Deed from Suzanne Faye Wilson, recorded April 9, 2010, in Instrument No. 20100409-0026809, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 617 Roosevelt Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 10 day of October, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRES-19617

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

SUZANNE FAY WILSON REVOCABLE TRUST, dated April 7, 2010

Suzanne F. Wilson, Trustee

SUZANNE FAYE WILSON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared SUZANNE FAY WILSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged her self to be Trustee of the SUZANNE FAY WILSON REVOCABLE TRUST, dated April 7, 2010, the within named bargainor, a Trust, and that she as Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand at office this 10 day of October, 2019.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires: 4-19-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 188,500.00.

Chelsea N Sharpe
AFFIANT

Subscribed to and sworn before me, this the 6 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

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