# WARRANTY DEED

Karen Johnson Davidson County
Batch# 316421 DEEDWARR
11/15/2019 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $608.86
20191115-0118157

O-BR-19-4430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,555.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/28/19 (AFFIX SEAL)

STANFORD L. MCDONALD, JR. NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMM. EXP.

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kenner L. Wolfe** | NEW OWNERS | |
| (NAME) | (NAME) | **064-09-0A-029.00-CO** |
| **4430 S Trace Blvd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | | |
| (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, **STANFORD MCDONALD, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNER L. WOLFE, AN UNMARRIED PERSON,** 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:

**BEING UNIT 4430 OF SOUTHFORK CONDOMINIUMS PHASE TWO, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR SOUTHFORK CONDOMINIUMS, PHASE ONE, OF RECORD IN BOOK 6783, PAGE 839, SAID REGISTER'S OFFICE, AS AMENDED AND MADE APPLICABLE TO PHASE TWO BY FIRST AMENDMENT TO MASTER DEED OF RECORD IN BOOK 6994, PAGE 447, AND FURTHER AMENDED IN INSTRUMENT NO. 20020327-0037726, SAID REGISTER'S OFFICE. SAID UNIT BEING DEPICTED ON THE PLAN OF SOUTHFORK CONDOMINIUMS PHASE TWO, AS ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED FIRST AMENDMENT TO MASTER DEED, AND ALSO BEING A PART OF THE PROPERTY SHOWN ON THE PLAN OF SOUTHFORK SECTION TWO, OF RECORD IN PLAT BOOK 6250, PAGE 386, SAID REGISTER'S OFFICE, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO STANFORD MCDONALD, JR., UNMARRIED BY WARRANTY DEED FROM BARRY CONSTRUCTION CO., A TENNESSEE CORPORATION OF RECORD IN INSTRUMENT NO. 20090409-0032349 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 27, 2009 AND RECORDED ON APRIL 09, 2009. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $104,900.00.) BEING ALSO KNOWN AS 4430 S TRACE BLVD OLD HICKORY, TENNESSEE 37138. STANFORD MCDONALD, JR. HAS SINCE MARRIED. JESSICA BUSBY-MCDONALD JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.**

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6250, Page 386, Register's Office for Davidson County, Tennessee.
- The premises herein is a condominium apartment established pursuant to the provisions 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 is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Southfork Condominiums, Phase I, and recorded in Book 6783, Page 839, as amended in Book 6994, Page 447 and by Southfork Homeowner's Association Amendment to Rules and Regulations and Master Deed of record at Instrument No. 20020327-0037726, Register's Office for Davidson County, Tennessee.

- By-Laws of Southfork Homeowner's Association of record as Exhibit "B" to Master Deed for Southfork Condominiums, said Master Deed being of record in Book 6783, Page 839, Register's Office for Davidson County, Tennessee.
- Charter of Southfork Homeowner's Association of record in Book 6790, Page 998, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 10316, Page 601.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4430 S Trace Blvd, Old Hickory, Tennessee 37138**.

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.

Witness my/our hand(s) this the 15 DAY OF NOVEMBER, 2019.

Stanford McDonald, Jr.

Jessica Busby-McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

