Karen Johnson Davidson County
Batch# 330468 DEEDWARR
12/16/2019 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20191216-0129503

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Susan E Maitland	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 420 WALTON LANE APT M68	(NAME) New Owner	051150A06800CO
(ADDRESS) MADISON, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Yamika Cantrell, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan E Maitland ,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, 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 Number M68 as shown on the plat of Quail Creek, of record in Book 6328, Page 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Associations, all as described in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yamika Cantrell by virtue of that certain Warranty Deed dated January 4, 2018, and being of record at Instrument No. 20180126-0008481, in the amount of $86,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Fredene T. Roby, Trustee of the Fredene T. Roby Revocable Living Trust by virtue of Quit Claim Deed dated September 8, 2016 at Instrument No. 20160916-0097464, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Fredene Roby by virtue of CASH Deed dated May 26, 2010 at Instrument No. 20100528-0041327, in the amount of $34,400.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6328, Page 89-93, Instrument No. 20120228-0017172, Book 6328, Page 44, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 420 Walton Ln Apt M68 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.

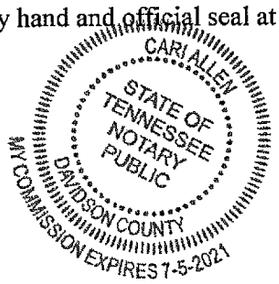
Witness my hand this 13th day of December, 2019.

Yamika Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Yamika Cantrell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of December, 2019.



Notary Public
My Commission Expires: 7-5-21

Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21