WARRANTY DEED

Karen Johnson Davidson County
Batch# 341413 DEEDWARR
01/10/2020 09:48:09 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20200110-0003583

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VERONICA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-21-2020
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles Lamont Gooch and wife, Chiquita Waneka Gooch 420 Walton Lane, E24 Madison, TN 37115	Charles Lamont Gooch 420 Walton Ln E24 Madison TN 37115	051-15-0A-024.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brittany Sky Stanley now Brittany McRay, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Lamont Gooch and wife, Chiquita Waneka Gooch,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. E24, of QUAIL CREEK CONDOMINIUMS, a Condominium, filed as Exhibit to and established by the Master Deed of record in Book 6328, Page 44, Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Brittany Sky Stanley, an unmarried woman by Warranty Deed from Bethany S. Lancaster, single, dated 05/03/2016 and recorded 05/05/2016, of record in Instrument 201605050044571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 420 Walton Lane, E24, Madison, TN 37115

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.

MICHAEL MCRAY, HUSBAND OF BRITTANY MCRAY, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the 6th day of January, 2020.

Brittany McRay nka Brittany Sky Stanley

Brittany Sky Stanley now Brittany McRay

Michael McRay

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brittany Sky Stanley now Brittany McRay and Michael McRay with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 6th of January, 2020.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY