Karen Johnson Davidson County
Batch# 362873 DEEDWARR
02/25/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200225-0020847

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1032TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of February, 2020.

Notary Public

Commission Expiration: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6057

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Telisha Turner Williams and Douglas Clark Williams II, and Michael E. Maddox 708 Yowell Ave Madison, TN 37115	SAME AS NEW OWNER.	052-02-033.00

WARRANTY DEED

FOR AND IN 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, WE, **David L. Hylick and Tamica Hylick, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Telisha Turner Williams and Douglas Clark Williams II, Husband and Wife and Michael E. Maddox,** Married Man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 708 Yowell Ave., Madison, TN 37115, County of Davidson

Being the east 12 1/2 feet of Lot No. 12, and Lot No. 13, and Lot No. 14, Block "F" on the plan of Rainbow Terrace Subdivision. as of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, and described as follows:

Said lots and part of lot front together 112.5 feet on the southerly side of Yowell Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to David L. Hylick, a married man, by Warranty Deed from William E. Corbitt and Deborah Corbitt, husband and wife, dated 06/27/2003 and recorded 10/21/2003 in Instrument No. 20031021-0155165, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 052-02-033.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 708 Yowell Ave, Madison, TN 37115

LTE File No.: 20-1032TN

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 unemcumbered, 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 24th day of February, 2020.

David L. Hylick

Tamica Hylick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 2020, before me personally appeared **David L. Hylick and Tamica Hylick**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 24th day of February, 2020.

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration: 9-20-2021

LTE File No.: 20-1032TN

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

