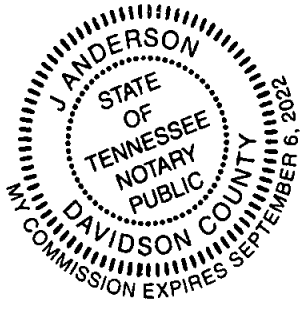
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,00.00.

M. Spittynagle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2020.

Jan Anderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 367420 **DEEDWARR**
03/05/2020 08:56:52 AM 2 pgs
Fees: $13.00 Taxes: $403.30

20200305-0024578

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-020170

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pamela Backus	NEW OWNER	
(NAME)	(NAME)	
555 Dupont Avenue North, Unit C73		043-10-0A-064.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ASHLI LOTZ AND JEFFREY LOTZ, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA BACKUS, SINGLE WOMAN** 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:

Land in Davidson County, Tennessee, being Unit C-73 (300) Madison Park Condominiums, 555 Dupont Avenue, Madison, Tennessee, of record in Plat Book 5200, Page (s) 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee, created pursuant to the provisions of the Tennessee Horizontal Property Act, TCA 66-27-101 et seq., and as established by that Master Deed of Madison Park Condos of record in Book 5462, Page 614, as corrected in Book 5608, Page 551, said Register's Office to which reference is hereby made for a more particular description of said Unit

Being the same property conveyed to Ashli Lotz and Jeffrey Lotz, wife and husband by Warranty deed from Mark Helbock, an unmarried man of record in Instrument No. 20180314-00214084 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 14, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 555 DuPont Avenue North, Unit C73, Madison, TN 37115
(House No.) (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/our hand(s) this the 3rd day of March, 2020

Ashli Lotz

Jeffrey Lotz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 3rd day of March, 2020, before me personally appeared Ashli Lotz and Jeffrey Lotz, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of March, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

