RECORDING INFORMATION	
Karen Johnson Davidson County Batch# 471940 DEEDWARR 09/09/2020 08:27:30 AM 4 pgs Fees: $23.00 Taxes: $546.49 20200909-0102362	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $147,700.00. Affiant Sworn to and subscribed before me this 31st day of August, 2020. Notary Public My Commission Expires: 8/20/24 (SEAL)

EMILY CROWDER NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Sarah Kobus 211 Churchill Crossing Madison, TN 37115	~~Legacy Mutual Mortgage~~ New Owner	034-03-0B-211.00-CO

This Indenture is made on the 2nd day of September, 2020, by and between **DARLENE L. SAMS, MARRIED** ("Grantor"), and **SARAH KOBUS** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Unit No. 211 on the Plan of Building 2, Churchill Crossing Planned Unit Development, a Horizontal Property Regime, located on Twin Hills Drive, Madison Davidson County, Tennessee, as shown on the Plat of Churchill Crossing, a Horizontal Propert Regime, recorded in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee an described in a Master Deed and ByLaws recorded in Book 7793, Page 915, as amended in Book 9804, Page 616, and Book 7845, Page 540, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Darlene L. Cline, unmarried by Warranty deed from Shirley A. Butterhoff, unmarried of record in Instrument No. 20020115-0006213 Register's Office for Davidson County, Tennessee, dated January 10, 2002 and recorded on January 15, 2002. The said Darlene L. Cline is now known as Darlene L. Sams.

The property being conveyed is not the primary residence of the Grantor herein nor her spouse.

This is improved property known as 211 Churchill Crossing, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee.

3. The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Churchill Crossing Condominiums of record in Book 7792, Page 915, Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee.

4. Charter of record in Book 7788, Page 924, in the Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 10779, Page 627, in the Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 7792, Page 915 (at Page 938), in the Register's Office for Davidson County, Tennessee.

7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

8. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 1ST day of September, 2020.

GRANTOR:

Darlene L Sams

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, DARLENE L. SAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1ST day of September, 2020.

Notary Public

My Commission Expires: 09/07/2026

James W Steele Jr
Notary Public
South Carolina
My Commission Expires
September 7, 2026

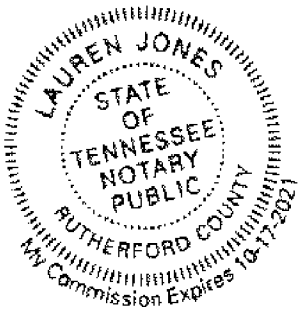
Certificate of Authenticity

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

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22