Karen Johnson Davidson County
Batch# 513957 DEEDWARR
11/10/2020 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20201110-0132529

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3207

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of November, 2020

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp 12/15/2021 COUNTY OF WILLIAMSON

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 260 Mayflower LN N Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	042-11-0B-066.00-CO

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, I/WE,

Rosalind Siggers, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 260 Mayflower Ln N Trust

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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows To-Wit:

Land in Davidson County, Tennessee, being Apartment Unit No.260, on the plan of Heritage Village Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and according to the Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for ore particular description.

Being the same property conveyed to Rosalind Siggers, a Single woman by Warranty deed from John E. Weatherford, Jr. and wife, Dorothy G. Weatherford of record in Instrument No. 20070806-0093436 Register's Office for Davidson County, Tennessee, dated July 30, 2007 and recorded on August 06, 2007. (Value of consideration shown in aforementioned deed $132,000.00.)

Power of Attorney recorded in Instrument Number 202011100132528, Register's Office for Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **260 Mayflower Ln N, Nashville, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 03 day of November, 2020.

Rosalind Siggers by Rhoda R. Siggers, Attorney in Fact

STATE OF Arizona COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rhoda R. Siggers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Rosalind Siggers and that he/she is authorized by Rosalind Siggers to execute this instrument on his/her behalf.

Witness my hand and official seal at this 3rd day of November, 2020.

Notary Public
My Commission Expires: 12-19-2023

Lewis Robinson Jr
Notary Public
Maricopa County, Arizona
My Comm. Expires 12-19-2023
Commission No. 576514

WARRANTY DEED

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021