Karen Johnson Davidson County
Batch# 558828 DEEDWARR
01/22/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20210122-0009729

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James Wood
8853 McCrory Lane
Nashville, TN 37221

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 052-16-0A-067.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew T. Brown, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **James Wood, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Condominium apartment located in Davidson County, State of Tennessee, described as follows: Apartment Unit No. H-67 of Neely's Bend Condominium created under Title 64, Section 2701, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 5483, Page 86, Register's Office for said County, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is here made to the Plat of Neely's Bend condominium of Record in Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Matthew T. Brown, unmarried by Warranty deed from Karen Pulley, as Trustee under That Certain Land dated The 21st Day of July, 2017, and Referred to as The 1701 Neely's Bend Land Trust of record in Instrument No. 20180615-0057855 Register's Office for Davidson County, Tennessee, dated June 05, 2018 and recorded on June 15, 2018.

This is improved property known as: **1301 Neelys Bend Road, Madison, Tennessee 37115**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 14th day of January, 2021.

WITNESS MY HAND on this the 14th day of January, 2021

Matthew T. Brown

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Matthew T. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of January, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is ~~$138,600.00~~ $140,000.00

AFFIANT

Subscribed and sworn to before me this the 14th day of January, 2021.

NOTARY PUBLIC

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

My Commission Expires:

File No: 201320

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
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