ADDRESS NEW OWNERS and
SEND TAX BILLS:
SARAH ANDERSON Unmarried

420 Walton Lane Unit J-39
Madison, TN 37115

Karen Johnson Davidson County
Batch# 580987 DEEDWARR
03/01/2021 03:33:19 PM 2 pgs
Fees: $13.00 Taxes: $436.60
20210301-0025843

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
051 15 0A 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **BRENDA KAYE HUGHEY**, unmarried, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to **SARAH ANDERSON** unmarried, hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow; to-wit:
> Being Unit No. J-39 as shown on the Plan of Quail Creek Condominiums, of record in Book 6328, Pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association, all as described in Book 6328, Page 44, et seq. said Register's Office.
> Being the same property conveyed to Brenda Kaye Hughey by Affidavit from Billy Don Hughey dated July 29, 2003 and recorded August 5, 2003 in Instrument No. 20030805-0110595, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 420 Walton Lane Unit J-39, Madison, Tennessee 37115.

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

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365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 25th day of February, 2021.

Brenda Kaye Hughey
BRENDA KAYE HUGHEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BRENDA KAYE HUGHEY Unmarried , the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $118,000.00.

AFFIANT

Subscribed to and sworn before me, this the 25th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 5-25-22

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