Karen Johnson Davidson County
Batch# 589040 DEEDWARR
03/11/2021 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20210311-0031894

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
File No. 1619

WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2021

Notary Public

MY COMMISSION EXPIRES: 8/1/23

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
KYLAN A. HOLT **1053 Heritage Drive** **Madison, TN 37115**	Mortgage Investors Group 8320 E. Walker Springs Lane #200 Knoxville, TN 37923	**042-11-OA-05300 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, NORMA J. BARNES, Unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO**

KYLAN A. HOLT, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1053 in a Horizontal Property Regime on the Plan of Section 1, Second Addition, Heritage Village Condominium, of record in Book 4955, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Norma J. Barnes, unmarried, by Warranty Deed from the Estate of Cheryl M. Seay, of record in Book 10286, Page 880, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT to all matters shown on plat of record in Book 4955, Page 55; all matters contained in Master Deed & By-Laws of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9654, Page 906, and Instrument Number 20040804-0093767, and amendment to By-Laws in Book 9256, Page 848 and Instrument No. 20031229-0183195, Restrictive Covenants of record in Book 4424, Page 740; and HOA Charter of record in Book 6418, Page 478, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney recorded as Instrument Number 20201019-0121524, Register's Office for Davidson County, Tennessee.

The said Norma J. Barnes and Norma Joyce Barnes being one and the same person.

This is improved property known as 1053 Heritage Drive, Madison, 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 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 hand this 8th **day of March, 2021**

Norma J. Barnes by Bonita L. Harris, Attorney-in-Fact
NORMA J. BARNES by Bonita L. Harris, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bonita L. Harris, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for NORMA J. BARNES, the within named bargainor and that she as such Attorney-in-Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of NORMA J. BARNES, the within named bargainor by the said Bonita L. Harris, as such Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, on this 8th **day of March, 2021.**

Maria L. Neville
Notary Public

My Commission Expires: 12/22/2021

MARIA L. NEVILLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

