Karen Johnson Davidson County
Batch# 609423 DEEDWARR
04/07/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20210407-0045980

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 5 day of April, 2021.

Notary Public

My commission expires:

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cheryl Ralston	**QUICKEN LOANS, LLC.**	**034030B30500CO**
305 Churchill Xing	**1050 Woodward Ave**	
Madison, TN 37115	**Detroit MI 48226**	

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 ACKNOWLEDGE, WE,

Charles R. Jones, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cheryl Ralston, a single woman

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:

Land in Davidson County, Tennessee, being Unit No. 305 of Churchill Crossing, a Horizontal Property Regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and Book 7845, Page 540, Register's Office for Davidson County, Tennessee; the Plat of which is of record in Plat Book 7900, Page 25, said Register's Office, and further amended by the Third Amendment to the Master Deed of record in Book 10635, Page 110, said Register's Office, and further amended by the Fourth Amendment to the Master Deed which is of record in Book 10996, Page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said Unit.

Being the same property conveyed to Charles R Jones, by Warranty Deed from Jean H. Burch and husband, Perry Burch, Anne Hollis Smith, Lee Ellen Trenner, Leslie Anne Romero, and Eric Andrew Yorgason, dated October 23, 2015, of record in Instrument No. 20151030-0110409, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 305 Churchill Xing, 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 in 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.

Charles R. Jones Date: 4/5/21
Charles R. Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Charles R. Jones, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of April, 2021.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

NOTARY PUBLIC

My Commission Expires:

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY