Karen Johnson Davidson County
Batch# 647224 DEEDWARR
06/01/2021 02:51:30 PM 2 pgs
Fees: $13.00 Taxes: $432.90
20210601-0073300

4120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-2023

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214,
Nashville, TN 37211

File No.: 2021040090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rashad Carrington Sylvester	Rashad Carrington Sylvester	
(NAME) 555 N Dupont Ave #B26	(NAME) c/o Truist Bank P.O. Box 79041	Map-Par. 043-10-0A-026.00 CO
(ADDRESS) Madison, TN 37115	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 Dollars ($117,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HUFFMAN DODD PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RASHAD CARRINGTON SYLVESTER, an unmarried man**, 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. B-26 (100), on the Horizontal Property Regime for Madison Park, as recorded in the Master Deed of record in Book 5462, page 614, corrected in Book 5608, page 551 and Book 8014, page 416, and as shown on plat of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to HOFFMAN DODD PROPERTIES, LLC, by deed from WILLIAM W. WRIGHT, III AND WIFE, DAIRA J. WRIGHT, of record in Instrument No. 20210129-0012992, dated January 15, 2021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 555 N Dupont Ave #B26, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

EXEUCTED BY OUR HANDS THIS 27th DAY OF MAY 2021.

HOFFMAN DODD PROPERTIES, LLC

BY: _____
VAN PINNOCK, MEMBER

BY: _____
THEODORA PINNOCK, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of MAY 2021, before me, a notary public for the above State and County, personally appeared **VAN PINNOCK AND THEODORA PINNOCK AS MEMBER OF HOFFMAN DODD PROPERTIES, LLC** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed as such **MEMBERS.**

Witness my hand and official seal at Davidson County, Tennessee this 27th day of MAY 2021.

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

_____
Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 10, 2023

_____
Notary Signature

My Commission Expires: January 10, 2023