Karen Johnson Davidson County
Batch# 655872 DEEDWARR
06/14/2021 11:15:15 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20210614-0079699

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30290 TRACEY PERRY NOTARY PUBLIC COUNTY OF DAVIDSON TENNESSEE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2021 Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Judkins, Jr.		MAP
124 Prescott Place	New Owner	PARCEL 119-10-0A-124.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Willie Rhynes and wife, Catherine Rhynes**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Judkins, Jr.**

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:

BEING Unit No. 124 of Prescott Place Condominiums, a horizontal property regime established by Master Deed, of record in Book 6615, Page 743, the Plat of which Is of record in Plat Book 6200, Page 257, and supplemented in Book 6250, Page 537, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Willie Rhynes and wife, Catherine Rhynes by Warranty deed from Karla A. Darden Ross and husband Clarence Ross of record in Instrument No. 20040901-0105853 Register's Office for Davidson County, Tennessee, dated August 31, 2004 and recorded on September 01, 2004 and Re-Record in Instrument No. 20040914-0110827.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **124 Prescott Place, Nashville, TN 37211.**

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 our hand( ) this the 10 day of June, 2021.

Willie Rhynes

Willie Rhynes

Catherine Rhynes

Catherine Rhynes

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Willie Rhynes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of June, 2021.

My Commission expires: 1-29-23

CASSANDRA GLOVER NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES JANUARY 29 2023

Cassandra Glover
Notary Public

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine Rhynes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10 day of June, 2021.

My Commission expires: 1-29-23

CASSANDRA GLOVER NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES JANUARY 29 2023

Cassandra Glover
Notary Public