WARRANTY DEED

Karen Johnson Davidson County
Batch# 683659 DEEDWARR
07/26/2021 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $473.60
20210726-0100077

STATE OF Tennessee
COUNTY OF Orion

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Keith Tays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/22/24
(AFFIX SEAL)

JENTRI A. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
ORION COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Caine Shea-Cimino	New Owner	Parcel ID: 043 10 0B 093.00
(NAME)	(NAME)	
555 North DuPont Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Keith Tays and Terri White**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caine Shea-Cimino**, 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, State of Tennessee, Unit No. D-93 of on the Plat of Madison Park Condominiums, as described in that Addendum to Master Deed for Madison Park, a Condominium, of record in Book 8014, Page 416, amending the Master Deed Establishing a Horizontal Property Regime of Madison Park, of record in Book 5462, Page 614, as corrected by that Deed of Correction to Master Deed for Madison Park, a Condominium, of record in Book 5608, Page 551, Register's Office for Davidson County, to which plat reference is hereby made.

Being the same property conveyed to Keith Tays and Terri White, by Warranty Deed from Charles L. Steele, a single person, of record in Instrument No. 20201006-0115292, in the Register's Office of Davidson County, Tennessee, dated September 29, 2020 and recorded on October 06, 2020.

Being the same property conveyed to Charles L. Steele, a single person, by Quitclaim Deed from Charles L. Steele, Trustee of the SWG Trust, of record in Instrument No. 20190904-0089225, in the Register's Office of Davidson County, Tennessee, dated September 4, 2019 and recorded on September 4, 2019.

Being the same property conveyed to Charles L. Steele, Trustee of the SWG Trust, by Quitclaim Deed from Charles L. Steele, a single person, of record in Instrument No. 20150623-0060245, in the Register's Office of Davidson County, Tennessee, dated June 23, 2015 and recorded on June 23, 2015.

Being part of the same property conveyed to Charles L. Steele, a single person, by Quitclaim Deed from Wilma C. Steele, a single person, of record in Instrument No. 20091202-0110281, in the Register's Office of Davidson County, Tennessee, dated November 30, 2009 and recorded on December 02, 2009.

Being part of the same property conveyed to Wilma C. Steele, a single person, by Quitclaim Deed from Charles L. Steele, a single person, of record in Instrument No. 20060808-0097372, in the Register's Office of Davidson County, Tennessee, dated August 02, 2006 and recorded on August 08, 2006.

Being part of the same property conveyed to Charles L. Steele, an unmarried person, by Quitclaim Deed from Charles L. Steele, as successor in interest to DALO Investments, LLC, of record in Instrument No. 20050928-0116379, in the Register's Office of Davidson County, Tennessee, dated August 29, 2005 and recorded on September 28, 2005.

Being the same property conveyed to DALO Investments, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Charles L. Steele, of record in Instrument No. 20020617-0072908, in the Register's Office of Davidson County, Tennessee, dated June 7, 2002 and recorded on June 17, 2002.

Being the same property conveyed to Charles L. Steele, by Warranty Deed from Charles P. Melton and wife, Josephine G. Melton, of record in Instrument No. 20000822-0082680, in the Register's Office of Davidson County, Tennessee, dated August 21, 2000 and recorded on August 22, 2000.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 555 North DuPont Avenue, D 93, 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 our hands this 19th day of July, 2021

Keith Tays

Keith Tays

Terri White

Terri White

STATE OF Tennessee

COUNTY OF Obion

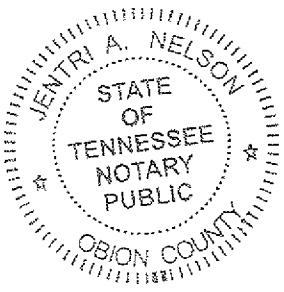
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Keith Tays and Terri White, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2021.

Notary Public

My Commission Expires: 5/22/24

(SEAL)



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 19th 2021.

Affiant Signature

7/21/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/21/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON