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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210836689**<br><br>Karen Johnson Davidson County<br>Batch# 700256 **DEEDWARR**<br>08/18/2021 10:36:57 AM 2 pgs<br>Fees: $13.00 Taxes: $591.63<br>20210818-0111652 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $159,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of August, 2021.<br><br>SALAH ALABBASI<br>Notary Public, State of Michigan<br>County of Wayne<br>My Commission Expires Oct.19, 2023<br>Acting in the County of Wayne<br><br>Notary Public<br>My Commission Expires: 10/19/2023 |

# WARRANTY DEED

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| Address New Owner:<br>Nancy Gaffney-Baker, Trustee<br>420 Walton Lane Unit B5<br>Madison TN 37115 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>051-15-0A-005.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua J. Hill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Gaffney-Baker, Trustee of the Nancy Gaffney-Baker Trust dated December 29, 2016,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 , on the Horizontal Property Regime for Quail Creek Condominium, as recorded in the Master Deed of record in Book 6328, page 44, 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 JOSHUA J. HILL, by deed from JERRY M. BURSE, of record in Instrument No. 20170403-0031958 , dated March 31, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 051-15-0A-005.00 CO.

Master Deed of record in Book 6328, page 44, said Register's Office.

Sanitary Sewer Easement of record in Book 4203, Page 221, said Register's Office.

Easement in favor of Comcast of Nashville I LLC of record in Instrument No. 20130709-0070572, said Register's Office.

Easement in favor of Qwest Communications International of record in Instrument No. 20120228-0017172, said Register's Office.

This is improved property located at 420 Walton Lane Unit B5 Madison TN 37115

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 17th day of August, 2021.

Joshua J. Hill

STATE OF Mi )

COUNTY OF Wayne )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua J. Hill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2021.

Notary Public

My Commission Expires: 10/19/2023

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct.19, 2023
Acting in the County of Wayne