WARRANTY DEED

Karen Johnson Davidson County
Batch# 703156 DEEDWARR
08/24/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20210824-0113943

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joy Delius and Roger Delius, a married couple	Joy & Roger Delius new owner	42-11-B-78
(NAME) 710 New Providence Lane	(NAME) 710 New Providence Lane	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211790

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, I/we, **Garry Lynn Nash and Joseph L. Bentley** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joy Delius and Roger Delius, a married couple** , 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 710 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179 and amended in Book 4808, page 829; Book 5102, page 383; Book 6380, page 989 and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit A of said Supplement and Amendment to the Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to Reba W. Nash by Warranty Deed from Frances H. McCollum, dated July 29, 2004, and filed of record in Instrument No. 20040802-0092030, Register's Office for Davidson County, Tennessee. And further conveyed to Reba W. Nash and Garry Lynn Nash, as joint tenants with right of survivorship by deed from Reba W. Nash, dated March 28, 2007 and filed of record in Instrument No. 20070411-0043035, said Register's Office. The said Reba W. Nash having since died on August 2, 2015, leaving Garry Lynn Nash as surviving joint tenant. And further being the same property conveyed to Garry Lynn Nash and Joseph L. Bentley, as tenants in common with right of survivorship expressly reserved by Quitclaim Deed from Garry Lynn Nash, dated August 20, 2015 and filed of record in Instrument No. 20150825-0085985, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums and filed of record in Book 4758, page 179; amended in Book 6484, page 287; Book 6630, page 247; Book 9256, page 848; Instrument No. 20031229-0183195 and Instrument No. 20040804-0093767, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☒

This is improved ☐ property, known as 710 New Providence Lane, 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of August, 2021

Garry Lynn Nash

Joseph L. Bentley

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Garry Lynn Nash and Joseph L. Bentley, 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, at office, this 20th of August, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 08-20-2021 (date of document).

Affiant Signature

08- 23 - 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024