BOX 10-A

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0504

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of September, 2021

Notary Public

Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 715247 DEEDWARR
09/14/2021 10:33:50 AM 2 pgs
Fees: $13.00 Taxes: $549.45

20210914-0122931

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ronnie Richard 420 Walton Lane, Unit M-73 Madison, TN 37115	Same	051-15-0A-073.00 CO

WARRANTY DEED

FOR AND IN 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,

Gary Temple, Administrator for the Estate of Marianna Walker

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayden J. Richard, unmarried **and Ronnie W. Richard and Leslie R. Richard, husband and wife, as tenants in common with rights of survivorship**

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. M-73 of the Quail Creek Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Quail Creek Condominiums, of record in Book 6328, Page 44, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Quail Creek Condominiums, as shown on Exhibit "C" to the Master Deed, of record in Book 6328, Page 44, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Marianna Walker, unmarried, by Warranty Deed from Janet L. Whitworth, unmarried, dated 10/9/2018 and recorded 10/11/2018 in Instrument No. 20181011-0100999, in the Register's Office of Davidson County, Tennessee.

The said Marianna Walker having since died intestate on November 4, 2020. Her estate was probated under Docket No. 21P224, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). By order of the court, the Administrator is authorized to sell the real property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 420 Walton Lane, Unit M-73, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of September, 2021.

Gary W. Temple, Administrator for the Estate of Marianna Walker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary W. Temple, Administrator of the Estate of Marianna Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of September, 2021.

Notary Public
My Commission Expires: 8.20.24

(Notary Seal)

