FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Robertson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **217,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/26/2021** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

WARRANTY DEED

This Instrument Prepared By and Return To:

FOR SOUTH TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3932

Karen Johnson Davidson County
Batch# 719493 **DEEDWARR**
09/20/2021 09:18:08 AM 2 pgs
Fees: $13.00 Taxes: $806.23

20210920-0125687

ADDRESS NEW OWNER(S) AS FOLLOWS: **Harold W. Wilson, Jr.**	SEND TAX BILLS TO: United Wholesale Mortgage	MAP-PARCEL NUMBERS **042-11-0B-131.00**
(NAME) **140 Heritage Trace Drive**	(NAME) 585 S. Blvd E	
(ADDRESS) **Madison, TN, 37115**	(ADDRESS) Pontiac, MI, 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Buffy Lynn Nevil and Bradley Michael Hayes,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harold W. Wilson, Jr.,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Apartment Unit No. 140 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, as amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287; Book 9654, Page 906 and Instrument No, 20040804-0093767, 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 David Hayes and Ramonia Hayes, husband and wife by Deed dated September 29, 2020 from Richard Perkins and Traci Perkins, husband and wife, recorded October 1, 2020, in Instrument Number 20201001-0113061, in the Register's Office of Davidson County, Tennessee.

David Hayes having since passed away on April 19th, 2021.
Ramonia Hayes passed away prior to David Hayes.

Affidavit of Heirship of Record in Instrument No 20210920-0125685
Register of Deesd, Davidson County TN and 20210920-0125686

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **140 Heritage Trace Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **July, 2021**.

Buffy Lynn Nevil

Buffy Lynn Nevil

Bradley Michael Hayes

Bradley Michael Hayes

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Buffy Lynn Nevil and Bradley Michael Hayes**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the ~~16th~~ 28th day of **July, 2021**.

A.P.

NOTARY PUBLIC

My Commission Expires: 12/02/2023

AJIA PARHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires