Karen Johnson Davidson County
Batch# 724926 DEEDWARR
09/27/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20210927-0129744

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn D. Budziszewski, unmarried	First Community Mortgage Inc. (NAME)	
505 Colony Trace Court (ADDRESS)	262 Robert Rose Drive Ste 200 (ADDRESS)	042-11-0B-092.00-CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Virginia S. Cloud, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lynn D. Budziszewski, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows To-WitLand in Davidson County, Tennessee, being Apartment Unit No. 505, on the plan of Heritage Village Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and according to the Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989; Book 6484, page 287, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/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 plan as set forth on Exhibit "A" to the Supplement and Amendment to the Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to Virginia S. Cloud by Special Warranty deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20070523-0061449 Register's Office for Davidson County, Tennessee, dated May 18, 2007.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 505 Colony Trace Court, Madison, TN 37115
(House Number) (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 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 my/our hand(s) this 23rd day of September, 2021.

WARRANTY DEED
(Continued)

Virginia S. Cloud

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia S. Cloud, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of September, 2021.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 September 23, 2021

Affiant Signature

September 24, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 24th day of September, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

900