WARRANTY DEED

Karen Johnson Davidson County
Batch# 729041 DEEDWARR
10/01/2021 03:24:31 PM 2 pgs
Fees: $13.00 Taxes: $399.60

20211001-0132618

J-SFC-21-1301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabriela Fletcher and Robert Fletcher	**New Owner**	
(NAME)	(NAME)	**52-16-A-76.00CO**
3533 Union Village Rd		
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHONDA VENSON, MARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABRIELA FLETCHER, WIFE AND HUSBAND ROBERT FLETCHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit J-76, of Neely's Bend Condominium Created Under Title 64, Sections 2701 Et Seq. As Amended, Tennessee Code Annotated, and as Established by a Master Deed, of Record in Book 5483, Page 86, 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 Exhibit A-1 of Said Master Deed. Reference is Hereby Made to the Plat of Neely's Bend Condominium of Record in Book 5200, Page 200, Said Register's Office, for a More Complete Identification and Description of Such Unit.

Being the same property conveyed to Pamela Scott by Warranty Deed from Brandee D. Lyle and William D. Lyle, husband and wife, recorded December 27, 2000 in Instrument No. 20001227-0126015, Register's Office for Davidson County, Tennessee. The said Pamela Scott having died intestate on August 14, 2016. Her Estate was administered in the Circuit Court of Davidson County, Tennessee (Probate Division) under Docket No. 16P1747, naming Shonda Woodard Venson as her only heir.
See Affidavit of Heirship recorded in Instrument Number 20211001-0132616 and 20211001-0132617, Register's Offcie for Davidson County, Tennessee.

Tony Venson will be joining in this conveyance as spouse to Shonda Venson to convey any interest he may have in said property, marital or otherwise.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee.
- By-Laws for Neely's Bend Condominium Association, Inc. of record in Book 5483, Page 124, as amended by Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, in the Register's Office for Davidson County, Tennessee.
- Charter for Neely's Bend Condominium Association, Inc. of record in Book 5476, Page 765, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee.

- Utility Line Easement of record in Instrument Number 20040624-0075203, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 Neelys Bend Road #J76, Madison, Tennessee 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 GRANTEE(S), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 17th DAY OF SEPTEMBER, 2021.

Tony Venson

Shonda Venson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY VENSON, the within named bargainor, 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 17th of September, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHONDA VENSON, the within named bargainor, 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 17th of September, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212