Karen Johnson Davidson County
Batch# 730162 DEEDWARR
10/05/2021 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $453.25
20211005-0133686

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Trish Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2021.

Brenda Hunstam
Notary Public
MY COMMISSION EXPIRES: 10/15/22
File No. G21-14007




# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Randolph Moore, Jr. (NAME) | New Owner (NAME) | 34-3-B-205 CO |
| 2394 Benders Ferry Rd (STREET ADDRESS) | (STREET ADDRESS) | |
| Mt Juliet TN 37122 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Dorothy H. Alexander, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randolph Moore, Jr., unmarried**, 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. 205, Building 2 (also known as Phase 2), on the Horizontal Property Regime of Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915; as amended in Book 7804, Page 616; and Book 7845, Page 540, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Master Deed of record in Book 7845, Page 540, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy H. Alexander by Deed dated April 28, 1993 from S.C. Realty, Inc., a Delaware Corporation, recorded May 11, 1993, in Book 8944, Page 896, Register's Office of Davidson County, Tennessee.
The signature of Dorothy H. Alexander is signed by her duly appointed Attorney-in-Fact, Sheila Ladd, pursuant to the Power of Attorney of record in Book 9278, Page 636, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 205 Churchhill Xing, 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 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. Whenever 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 1st day of October, 2021.

p Dorothy H Alexander by Sheila Ladd, atty in Fact

Dorothy H. Alexander by Sheila Ladd, her Attorney-In-Fact

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sheila Ladd, Attorney-in-Fact for Dorothy H. Alexander, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of October, 2021.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Public My Commission Expires:_____

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Certificate of Authenticity

I, Brenda Huntsman, 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 10-1-21.

Date

Brenda Huntsman
Affiant Signature

10/1/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature

My Commission Expires: 7/21/2024
Date

Notary's Seal (if on paper)

