Karen Johnson Davidson County
Batch# 733522 DEEDWARR
10/11/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20211011-0136202

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

NANCY L. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

04-NSH21-02609

Address of New Owner:	Send Tax Bills to:	Tax Information:
Karen L Wells 1382 Rural Hill road, 301 Antioch, TN 37013	New Owner	163 02 0C 301.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary Gaddis**, **Married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karen L Wells**, **Unmarried** hereinafter called the Grantees, their successors 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. 301, as shown on the plan of Autumn Ridge Townhomes, Phase 2, filed as Exhibit A to, and established by the Master Deed for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Assignment of Declarant's Rights and Developer's Rights recorded in Instrument No. 20120924-0086420, 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, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Gary Gaddis, an unmarried Man, by Warranty Deed from Alliance Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20100107-0001544, in the Register's Office of Davidson County, Tennessee, dated December 31, 2009 and recorded on January 07, 2010.

The said Joann Gaddis wife of Gary Gaddis joins in this conveyance for the purpose of conveying any interest she may have in the above referenced property marital or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1382 Rural Hill road, 301, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of September, 2021

Gary Gaddis

Joann Gaddis

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 24 day of Sept, 2021, before me personally appeared Gary Gaddis and Joann Gaddis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 9/24/2021

Kimberly D Hicks
Affiant
Date: 10/7/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7 day of October 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON