Karen Johnson Davidson County
Batch# 736128 DEEDWARR
10/13/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20211013-0137916

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF October, 2021.

NOTARY PUBLIC
My Commission expires: 8.27.22

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21090011

Address of New Owner
Sonya Roberson and
2962 Baby Ruth Lane, Unit 11
Antioch, TN 37013

Send Tax Bills To:
Same

Tax Information:
163-11-0D-011.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Crystal L. Brown, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sonya Roberson, unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 11 on the Plan of Hickory Place Townhouses, a Planned Unit Development of record in Book 11190, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Crystal L. Brown, unmarried, by Warranty Deed from Brent Foster, Executor of the Estate of John Richard Foster, dated 12/28/1999 and recorded on 01/05/2000 in Instrument No. 20000105-0001404, Register's Office for Davidson County, Tennessee.

This is property generally located:
2962 Baby Ruth Lane, Unit 11, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 11190, Page 54, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Master Deed and By-Laws of record in Book 11468, Page 921, amended in Book 11479, Page 882, Book 11641, Page 145, and re-recorded in Book 11642, Page 255, said Register's Office.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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, **Crystal L. Brown** has/have caused this instrument to be executed, this the 8 day of October, 2021.

Crystal L. Brown
Crystal L. Brown

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Crystal L. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 8 day of October, 2021.

My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 10.8.21 (date of document).

L. Broner McCoy
Date 10.8.21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 8 day of October, 2021.

NOTARY PUBLIC
My Commission expires: 8.27.22

