This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 164060A01600CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
William F. Roy and Susan M. Roy
4316 Summercrest Blvd. #203
Antioch, Tn 37013

SEND TAX BILLS TO:
New owner

Karen Johnson Davidson County
Batch# 740337 DEEDWARR
10/20/2021 01:51:26 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20211020-0140975

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **SHANTA LAURIE, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **WILLIAM F. ROY AND SUSAN M. ROY, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 16 of Autumn Glen, Section 1, Phase 2, a Condominium Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Master Deed, as shown in Instrument No. 20030929-0143614, as amended in Instrument No. 20101229-0103591, amended and supplemented for Autumn Glen, Section 1, Phase 2, as depicted on Exhibit "B", appearing in Instrument No. 20170510-0046473, of the Register's Office of Davidson County, Tennessee, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to Shanta Laurie, unmarried woman, by Warranty Deed from Regent Homes, LLC, dated December 27, 2018, appearing of record in Instrument No. 20181231-0126498, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4316 Summercrest Blvd. #203, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15 day of October, ~~2022~~ 2021

Shanta Laurie

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~RUTHERFORD~~ Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shanta Laurie, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15 day of October, 2021.

NOTARY PUBLIC Aleisha Gapoure

My Commission Expires: 08/04/2024

ALEISHA GAPOURE
Notary Public - State of Georgia
Fulton County
My Commission Expires Aug 4, 2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

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