Karen Johnson Davidson County
Batch# 743556 DEEDWARR
10/26/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20211026-0143767

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
B-21-5314

STATE OF TENNESSEE
COUNTY OF ~~Montgomery~~ Williamson MO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of October, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alvin D. Hale 700 East Main Street Hendersonville, TN 37075	NEW OWNER	043-10-0A-048.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Brandon Adams, Trustee of The 555 N Dupont Ave Apt C61 Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alvin Danny Hale, a married man and Jon Peeler, a married man

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:

Being Unit C-102, on the plan of Madison Park Condominiums 555 Dupont Avenue, Madison Tennessee, as of record in Plat 5200, Pages 179-182, Register Office Davidson County.

Being the same property conveyed to Brandon Adams, Trustee of The 555 N Dupont Ave Apt C61 Trust by Warranty Deed from Cheryl Manning, Administrator and as heir to the Estate, and William Bradley, individually and as heir to the Estate of Estate of Carol A. Bradley of record in Instrument No. 20210325-0039761 Register's Office for Davidson County, Tennessee, dated March 23, 2021 and recorded on March 25, 2021. (Value of consideration shown in aforementioned deed $94,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **555 North Dupont Avenue Apt C61, Nashville, 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 so 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. 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.

Dated this the 20th day of October, 2021.

The 555 N Dupont Ave Apt C61 Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 555 N Dupont Ave Apt C61 Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 20th day of October, 2021.

_____
Notary Public

My Commission Expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/20/21.

Affiant Signature

10/22/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/22/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON