WARRANTY DEED

Karen Johnson Davidson County
Batch# 749858 DEEDWARR
11/05/2021 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20211105-0148012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Kristen Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October, 2021

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MST 2021-1951

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Hudgins	Same as new Owner	034-03-0B-208.00 CO
(NAME)	(NAME)	
208 Churchill Crossing		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shandry Castelow, unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Hudgins, a single woman,** 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. 208 on the Plan of Building 2, Churchill Crossing Planned Unit Development, a Horizontal Property Regime, located on Twin Hills Drive, Madison Davidson County, Tennessee, as shown on the Plat of Churchill Crossing, a Horizontal Property Regime, recorded in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee and described in Master Deed and By-Laws recorded in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199, and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Shandry Castelow by Warranty deed from S. C. Realty, Inc., a Delaware Corporation of record in Book 8951, page 992, Register's Office for Davidson County, Tennessee, dated May 06, 1993 and recorded on May 19, 1993.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, which are due and payable but not yet delinquent. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Churchill Crossing Condominiums of record in Book 7792, Page 915, Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee. Charter of record in Book 7788, Page 924, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 10779, Page 627, in the

Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7792, Page 915 (at Page 938), in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 208 Churchill Crossing, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 28 DAY OF October, 2021.

Shandry Castelow by Jackie Lampley Attorney-n-Fact

Shandry Castelow by Jackie Lampley as her Attorney-in-Fact as recorded in Book 202111050148011 Page ____.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jackie Lampley, Attorney-in-Fact for Shandry Castelow, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Shandry Castelow, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 28 day of October, 2021.

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Notary Public My Commission Expires: 10-20-2024
(SEAL)

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 the 28th day of October 2021.

Patti Robitaille

Affiant Signature

Date: 10/28/2021

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 28TH day of October, 2021.

Notary Public

My Commission Expires: 02/22/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY