Karen Johnson Davidson County
Batch# 753213 DEEDWARR
11/12/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20211112-0150595

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Richard Dewayne Clay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC. 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Richard Dewayne Clay	SEND TAX BILLS TO: RICHARD DEWAYNE CLAY	MAP-PARCEL NUMBERS
(NAME) 611 CHURCHILL CROSSING	(NAME) 611 CHURCHILL XING	034030B61100CO
(ADDRESS) MADISON, TN 37115	(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, **Brittany Letay Coleman, a single woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Dewayne Clay, a single man** , HEREINAFTER CALLED THE GRANTEE, HIS 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 611, on the Plan of Churchill Crossing, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616 and Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Fifth Amendment to the Master Deed of record in Instrument No. 20050829-0103075, and the plan of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby m ade for a more complete description.

Being the same property conveyed to Brittany Letay Coleman, unmarried, woman, by virtue of that certain Warranty Deed dated July 6, 2018, and being of record at Instrument No. 20180712-0067454 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 7900, Page 25, Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. Book 7792, Page 915, as amended at Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Instrument No. 20050829-0103075, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 611 Churchill Xing Madison, TN 37115 (unimproved _)

(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 hand this 5th day of November, 2021.

Brittany Letay Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brittany Letay Coleman** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of November, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 November 5th, 2021.

Affiant Signature

11/5/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of November, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/06/2025
DAVIDSON COUNTY