Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 781828 DEEDWARR
12/30/2021 11:12:16 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20211230-0171786

File No. EY-21-1864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Williams	**NEW OWNER**	
(NAME)	(NAME)	
906 Catlow Court		171-04-0C-034.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Candlelight Realty, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Williams, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 34, on the Horizontal Property Regime, with Private Elements for Barrington Place, as recorded in the Master Deed of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Jonathan E. Sparks and Teresa L. Sparks, husband and wife by Warranty deed from Aldene W. Wertz, Trustee of the Trust Agreement of John R. Wertz and Aldene W. Wertz, dated January 26, 2005, as amended August 21, 2009 and November 01, 2011 of record in Instrument No. 20170728-0076830 Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on July 28, 2017.

Being the same property conveyed to Candlelite Realty, LLC, a Tennessee limited liability company by Quit Claim deed from Jonathan E. Sparks and Teresa F. Sparks of record in Instrument No. 20210210-0019262 Register's Office for Davidson County, Tennessee, dated February 10, 2021 and recorded on February 10, 2021.

This is property more commonly known as 906 Catlow Court, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 29th day of December, 2021.

Candlelight Realty, LLC, a Tennessee Limited Liability Company

By: _____
Teresa F. Sparks, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tiffany Whittle of the state and county mentioned, personally appeared Teresa F. Sparks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Candlelight Realty, LLC, the within named bargainor, a Limited Liability Company, and that such Teresa F. Sparks as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Davidson County, this 29th day of December, 2021.

Tiffany Whittle
Notary Signature

Printed Name: Tiffany Whittle

My commission expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY