This Instrument Prepared By:
H. Brent Patrick, Esq.
Integrity Title, LLC
216 East College Street
STE D1
Dickson, TN 37055

Name and Address of New Owner:
Mariah Seales
420 Walton Lane
Unit A-2
Madison, TN 37115

Karen Johnson Davidson County
Batch# 796814 DEEDWARR
01/28/2022 03:33:57 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20220128-0010645

Send Tax Bills To:
Mariah Seales
420 Walton Lane
Unit A-2
Madison, TN 37115

Map & Parcel No: 051 15 0A 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Casey Chatman and Tracey Chatman, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mariah Seales, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Land in Davidson County, Tennessee, being Unit A-2, on the Plan of Quail Creek Condominiums, together with the appurtenant interest in the common elements of Quail Creek Condominiums, a horizontal property regime established by Master Deed of Record in Book 6328, page 44 (erroneously referenced in prior deeds as Book 6328, pages 89 & 90), Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Casey Tyler (now known as Casey N. Chatman), unmarried, by Warranty Deed from Tammy R. Williams, unmarried, dated February 19, 2004, and of record in Instrument No. 20040224-0020588, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Quail Creek Condominiums appended thereto, of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.

2. All matters set forth on the Plan of First Floor and Second Floor of Quail Creek Condominiums, attached as Exhibit "C" to Master Deed of record in Book 6328, Pages 89 and 90, said Register's Office.

3. Articles of Incorporation for Quail Creek Homeowners Association, Inc., of record in Book 6340, Page 411, said Register's Office.

The following is for informational purposes only: Being also known as 420 Walton Lane, Unit A-2, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~24th~~ 23rd day of January, 2022.

Casey Chatman (SEAL)

Casey ~~Chatman~~

Tracey ~~Chatman~~ (SEAL)

Tracey ~~Chatman~~

STATE OF TENNESSEE
COUNTY OF Shelby

On this ~~24th~~ 23rd day of January, 2022, before me personally appeared Casey Chatman and Tracey Chatman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~24th~~ 23rd day of January, 2022.

Kent Lentz
Notary Signature
My commission expires: May 18, 2025



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Casey A Chatman

STATE OF TENNESSEE
COUNTY OF Shelby

Sworn to and subscribed before me this ~~24th~~ 23rd day of January, 2022.

Kent Lentz
Notary Signature
My commission expires: May 18, 2025

