WARRANTY DEED

Karen Johnson Davidson County
Batch# 823433 DEEDWARR
03/16/2022 03:19:26 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20220316-0030882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5 Points Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**043-10-0A-012.00-CO**
6845 Falls Ridge Lane		
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VANESSA EVELYN MCGOWAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **5 POINTS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. A-2 aka A-210 on the Plan of Building "A", Madison Park Condominiums, Phase II of record in Book 5200, Page(s) 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vanessa Evelyn McGowan, an unmarried woman by Warranty deed from Amanda Quiram, married and Kristina Quiram, married of record in Instrument No. 20190719-0071190 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 19, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Book 5200, Pages 179 through 182, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5462, Page 614 through 649, as corrected by Book 5608, Page 551 and amended by Book 8014, Page 416, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5462, Page 625 and as amended in Book 10895, Page 319, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6160, Page 607, in the Register's Office for Davidson County, Tennessee.
- Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument Number 20150114-0004067, Instrument No. 20150813-0081221, Instrument No. 20170714-0071135, Instrument No. 20180426-0039523 and Instrument No. 20181129-0116533, in the Register's Office for Davidson County, Tennessee.
- Madison Park Condominium Rules and Regulations of record in Instrument Number 20150324-0025053 and 20150813-0081222, in the Register's Office for Davidson County, Tennessee.
- Management Redevelopment Agreement of record in Instrument Number 20150324-0025057, in the Register's Office for Davidson County, Tennessee.
- Rule Regarding Expenses of Enforcement Madison Park Condominiums of record in Instrument Number 20170327-0029689, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 N DuPont Ave A2, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF MARCH, 2022.

Vanessa Evelyn Mcgowan by Sydney Klett as attorney-in-fact

Vanessa Evelyn McGowan
by Sydney Klett as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sydney Klett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VANESSA EVELYN MCGOWAN, and who acknowledged he/she/they executed the same as the free act and deed of the said VANESSA EVELYN MCGOWAN.

Witness my hand and official seal, this the 14th of March, 2022.

Jordan T. Myers

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212