RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7042-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 838858 DEEDWARR
04/13/2022 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20220413-0042624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of March 2022

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jingbin Douglas 555 N Dupont Ave Unit E-105 Madison, TN 37155	Same address as new owner	043-10-0B-105.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($165,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES RYDER PRESTON AND CAROL NICOLE MANESS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JINGBIN DOUGLAS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit E-105 on the Plan of Madison Park Condominium, Phase 2, according to the Master Deed of record in Book 5462, page 614, which was corrected in Book 5608, page 551, and amended in Book 8014, page 416, Register's Office for said County, and more particularly described on Plats of record in Book 5200, pages 179-182, and in Book 8014, page 416, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger L. Phillips, unmarried, from The W.L. Goad and Hilda F. Goad Living Trust by Warranty Deed dated August 28, 2000 and recorded August 29, 2000 in Instrument #20000829-0085400, said Register's Office. Also being the same property title to which vested in James Ryder Preston and Carol Nicole Maness. as all the heirs-at-law of Roger L. Phillips (see Affidavits of Heirship of record in Instrument No. __202204130042622_____, said Register's office). Date of death 12/11/2021.

202204130042623

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: Madison, TN

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of March, 2022

GRANTOR(S)

Carol Nicole Maness

Carol Nicole Maness

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, a Notary Public, Carol Nicole Maness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of March, 2022.

Notary Public

Shannon Ziccardi

Printed Notary Name

My Commission Expires

My commission expires: May 16, 2023

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

GRANTOR(S)

James Ryder Preston

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, a Notary Public, James Ryder Preston , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

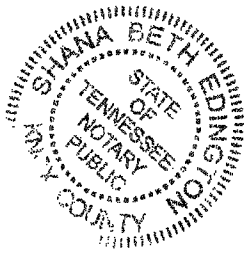
WITNESS my hand and seal, this the 25 day of March 2022.

Notary Public

Shana Beth Edington

Printed Notary Name

My commission expires: 7/26/2023



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/25/22 (date of document).

Jennifer L. Pennell

3/25/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of March, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

