Karen Johnson Davidson County
Batch# 841319 DEEDWARR
04/18/2022 01:50:02 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20220418-0044342

Warranty Deed

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Affiant Subscribed and sworn to before me this the 10th day of August, 2021. Notary Public My commission expires: 11.8.21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Connie Taylor Mark Taylor	New Owner(s)	051-15-0A-057.00-CO
2202 Riverbend Dr.		
Murfreesboro, TN 37129		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RANDALL CARL HAYNES, JR., MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNIE TAYLOR AND MARK TAYLOR, WIFE AND HUSBBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium Unit in Davidson County, Tennessee, being Unit No. K-57 as shown on the Plat of Quail Creek Condominium , of record in Book 6328, pages 89-90, Register' s Office for Davidson County, Tennessee, together with an individed interest in the common elements of Quail Creek Homeowners Association, all as described in Book 6328, page 44, et seq.

Being the same property conveyed to Mark O'Neal Steward, unmarried and Bennie Steward, a married man by Warranty deed from Judy Woodard Swor and Adam Michael Swor and Phyllis McElroy Woodard and David Thomas Woodard and Jeffrey Thomas Woodard of record in Instrument No. 20050719-0083437 Register's Office for Davidson County, Tennessee, dated July 08, 2005 and recorded on July 19, 2005.

Being the same property conveyed to Randall Carl Haynes, Jr, married by Warranty deed from Mark O. Steward, married and Bennie Steward, married of record in Instrument No. 20190919-0095383 Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on September 19, 2019.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 420 Walton Lane, Apt. K57, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2021.

Randall Carl Haynes, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Randall Carl Haynes, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025