STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/7/26
File No. 22-15834

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 843152 DEEDWARR
04/20/2022 12:14:05 PM 2 pgs
Fees: $13.00 Taxes: $667.85
20220420-0045789

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tyler Brigman (NAME)	(NAME)	051-15-0A-019.00 CO
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jeremy D. McClendon, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Brigman, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, 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. E-19 of the Quail Creek Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Quail Creek Condominiums, of record in Book 6328, Page 44, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Quail Creek Condominiums, as shown on Exhibit "C" to the Master Deed, of record in Book 6328, Page 44, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Jeremy D. McClendon, by Warranty Deed from Michael D. Garner, K. David Garner and Susan L. Garner, Successor Trustees under the Garner Trust dated December 1, 2000, a Revocable Living Trust, said deed dated 12/28/2016 and recorded 12/29/2016 in Instrument No. 20161229-0136761, in the Register's Office of Davidson County, Tennessee. For further reference see Scrivener's Affidavit of record in Instrument No. 20220418-0043834, Register's Office of Davidson County, Tennessee.

Subject property is not the principal palce of residence of the Grantor nor his spouse.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 420 Walton Ln, E19, Madison, TN 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 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. Whenever 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 8th day of April, 2022.

Jeremy D. McClendon

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of April, 2022, before me personally appeared Jeremy D. McClendon, 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 8th day of April, 2022.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066