Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE22-420226

Karen Johnson Davidson County
Batch# 868456 DEEDWARR
06/07/2022 01:44:58 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20220607-0065225

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2022.

Briana Gage
Notary Public
My commission expires:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Darrellena Thompson	**New owner**	**051150A02200CO**
420 Walton Ln		
Madison, TN 37115		

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 HEREBY ACKNOWLEDGE, WE,

Richard Quinones, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darrellena Thompson, unmarried

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-22, on the Plat of Quail Creek Condominiums, of record in Book 6328, Pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Quinones, a married man, by Warranty Deed from Mary Diane Blocker, an unmarried woman, dated March 30, 2018, of record in Instrument No. 20180403-0031123, in the Register's Office for Davidson County, Tennessee.

Subject property was never the primary residence of the grantors former spouse or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 420 Walton Ln, 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 in 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. 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.

Richard Quinones Date: 6-7-22
Richard Quinones

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Richard Quinones, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2022.

R Pauleson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

