Karen Johnson Davidson County
Batch# 869073 DEEDWARR
06/09/2022 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20220609-0065908

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($225,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WHITNEY FOWLER, unmarried ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto ROBIN GILBERT, unmarried, their successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Unit No. 511 of Churchill Crossing, a Horizontal Property Regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616 and Book 7845, Page 540, in the Register's Office of Davidson County, Tennessee, the plat of which is of record in Plat Book 7900, Page 25, in the Register's Office of Davidson County, Tennessee, and by Third Amendment to the Master Deed of record in Book 10635, Page 110, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.
>
> Being the same property conveyed to Whitney Fowler, unmarried woman, by deed from The Secretary of Housing and Urban Development, of Washington, D. C., dated July 8, 2009, and of record in Instrument No. 20090721-0068370, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the Master Deed and By-Laws of record in Book 7792, Page 915, in the Register's Office of Davidson County, Tennessee; amended in Amendment of record in Book 7804, Page 616, in the Register's Office of Davidson County, Tennessee; Second Amendment of record in Book 7845, Page 540, in the Register's Office of Davidson County, Tennessee; Third Amendment of record in Book 10635, Page 110 in the Register's Office of Davidson County, Tennessee; Fourth Amendment of record in Book 10996, Page 199, in the Register's Office of Davidson County, Tennessee; and Fifth Amendment of record un Book 20050829-0103075, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the Churchill Crossing Condominiums Homeowners Association, Inc., a Tennessee not-for-profit corporation.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2022.

WHITNEY FOWLER

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 31st day of May, 2022, before me personally appeared WHITNEY FOWLER, 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 and official seal at office in said County this 31st day of May, 2022.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of May, 2022.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 034-03-0B-511.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
ROBIN GILBERT
511 Churchill Crossing
Madison TN 37115

Certificate of Authenticity

I, Jamika Jones, 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 5/31/2022.

Date

Jamika Jones
Affiant Signature

06/02/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206090065908