Karen Johnson Davidson County
Batch# 874934 DEEDWARR
06/21/2022 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $444.00
20220621-0070498

This instrument prepared by VidmarLaw, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Ashley Correll, 420 Walton Lane, Apt K52, Madison, TN 37115

Order Number: 72430317

72430317-8320138

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Larry Thomas-Pate and Betty Susan Thomas-Pate, Husband and Wife,** for One Hundred and Twenty Thousand Dollars and No/100 ($120,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **Ashley Correll, an unmarried woman,** whose address is 420 Walton Lane, Apt K52, Madison, Tennessee 37115, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Unit K 52 as shown on the Plat of Quail Creek of record in Book 6328, Page 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, Page 44 et seg., said Register's Office.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 051 15 0A 052.00
Street address of property: 420 Walton Lane, Apt K52, Madison, Tennessee 37115
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20130124-0007788 in the Register's Office, Davidson County, Tennessee.

PCL72430317DWAR01010103

New Owner Mail Tax Statements to: Ashley Correll, 420 Walton Lane, Apt K52, Madison, TN 37115

Signed this 10 day of June, 2022

Signatures of Grantors:

Larry Thomas-Pate

Betty Susan Thomas-Pate

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 10th day of June, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Larry Thomas-Pate and Betty Susan Thomas-Pate, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

6.10.22

KIMBERLY REESE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 01/06/2025

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 01/06/2025

PCL72430317DWAR01010203

Property Address: 420 Walton Lane, Apt K52, Madison, Tennessee 37115
Tax Parcel: 051 15 0A 052.00

Oath of Consideration

I or we, Ashley Correll, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 10th day of June, 2022

Signatures of Affiant(s):

Ashley Correll

Sworn and subscribed before me this 10 day of June, 2022

Notary Public

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2025

PCL72430317DWAR01010303

Tennessee Certification of Electronic Document

I, Sam Rider, 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 6/10/2022 (date of document).

Affiant Signature

Jun 15, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 15 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE