Karen Johnson Davidson County
Batch# 876179 DEEDWARR
06/23/2022 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20220623-0071676

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8446-2022

WARRANTY DEED

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

x Eugenia McClain
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of Jun, 2022

Mary Birthright
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugenia McClain 555 N Dupont Ave #E102 Madison, TN 37115	Same address as new owner	043-10-0B-102-00 CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($175,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAROL NICOLE MANESS AND JAMES RYDER PRESTON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EUGENIA MCCLAIN, A UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-102 on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, page 614, as corrected in Book 5608, page 551, and amended in Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 179 and 182, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger L. Phillips from Coordination Plus, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 03/02/2012 and recorded 03/02/2012 in Instrument No. 20120302-0018484, Register's Office of said County. Also being the same property title to which vested in James Ryder Preston and Carol Nicole Maness, as all the heirs-at-law of Roger L. Phillips (see Affidavits of Heirship of record in Instrument No. 20220413-0042622 and Instrument No. 20220413-0042623, said Register's office).

The said Roger L. Phillips having since died on 12/11/2021. Probate # 22P-10.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 555 North Dupont Avenue, #E102, Madison, TN 37115

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of June, 2022

GRANTOR(S)

Carol Nicole Maness

Carol Nicole Maness

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, a Notary Public, Carol Nicole Maness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of June, 2022.

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

Shannon Ziccardi

Printed Notary Name

My commission expires: My Commission Expires May 16, 2023

GRANTOR(S)

James Ryder Preston

James Ryder Preston

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, a Notary Public, James Ryder Preston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of June, 2022.



Stephanie M. Gaines
Notary Public

Stephanie M. Gaines
Printed Notary Name

My commission expires: 11/30/2024

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/15/22 [DATE].

AFFIANT SIGNATURE

6/16/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 16 day of June, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

