Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SH-22-407

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. G22-16271

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

Karen Johnson Davidson County
Batch# 885052 DEEDWARR
07/06/2022 12:58:22 PM 2 pgs
Fees: $13.00 Taxes: $956.45
20220706-0077927

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donagrant L. McCluney-McDaniel and Timothy R. McDaniel-McCluney (NAME) 407 Columbus Tr Ct. (STREET ADDRESS) Madison TN 37115 (CITY) (STATE) (ZIP)	New Owner (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	42-11-B-49 CO

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, **Althea Maria Lumpress-Nelson and Lionel Nelson, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donagrant L. McCluney-McDaniel and Timothy R. McDaniel-McCluney, husband and husband**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit 407 of Heritage Village Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Heritage Village Condominium of record in Book 4758, Page 179, as amended in Book 4808, Page 829, as amended in Book 5102, Page 383, as amended in Book 6380, Page 989, Master Deed and By-Laws as amended in Book 6484, Page 287, as amended in Book 9654, Page 906, as amended in Instrument No. 20040804-0093767, By-Laws as amended in Book 9256, page 848 and Instrument No. 20031229-0183195, in the Register's Office for Davidson County, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Amendment to Master Deed of record in Book 6484, Page 287, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Althea Marie Lumpress-Nelson by Deed dated August 2, 2017 from Michelle C. Reich, Sole Heir at Law of Frank Louis LeMay, deceased, recorded August 7, 2017, in Instrument

Number 20170807-0080671, Register's Office of Davidson County, Tennessee. The said Althea Marie Lumpress-Nelson and Althea Maria Lumpress-Nelson being one and the same person as Althea Marie Lumpress-Nelson was erroneously stated on the Deed.

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 407 Columbus Trace Ct, 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 21st day of June, 2022.

Althea Maria Lumpress-Nelson

Althea Maria Lumpress-Nelson

Lionel Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2022, before me personally appeared Althea Maria Lumpress-Nelson and Lionel Nelson 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 21st day of June, 2022.

D. TOD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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