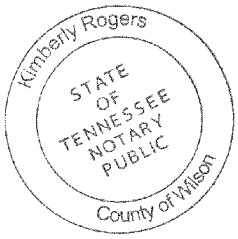
Karen Johnson Davidson County
Batch# 885192 DEEDWARR
07/07/2022 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20220707-0078128

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 6-9-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Veronika Vitalievna Schlabach and Daniel Allen Schlabach	New owner	042-11-0B-136.00 CO
(NAME)	(NAME)	
130 Heritage Trace Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221126

For and 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 acknowledged, I/we, **Debbie Wilder unmarried, and Amanda Ruff unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Veronika Vitalievna Schlabach and Daniel Allen Schlabach, wife 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Apartment Unit No. 130 of Heritage Village Condominiums created under Title 66, Section 27 -101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9256, Page 848, Book 9654, Page 906, Instrument No. 20031229-0183195 and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Debbie Wilder, an unmarried woman and Amanda Ruff, an unmarried woman, as joint tentants with right of survivorship, by Warranty Deed from Wayne Allen, unmarried, dated July 28, 2017 and filed of record in Instrument No. 20170731-0077305, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums, and filed of record in Book 4758, Page 179, amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9256, Page 848, Book 9654, Page 906, Instrument No. 20031229-0183195 and Instrument No. 20040804-0093767, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to Storm Water Detention Agreement of record in Book 6979, Page 521, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 130 Heritage Trace Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of June, 2022

Debbie Wilder

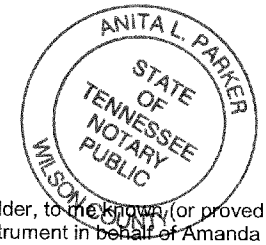
Amanda Ruff by Debbie Wilder Attorney in Fact
Amanda Ruff, By: Debbie Wilder Attorney- in-Fact

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Debbie Wilder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of June, 2022.

Notary Public
My Commission Expires: 4/26/26

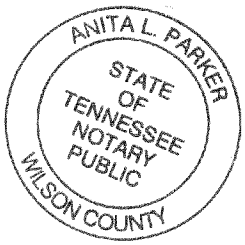


STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Debbie Wilder, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amanda Ruff, and who acknowledged that he/she executed the same as the free act and deed of Amanda Ruff.

Witness my hand, at office, this 29th of June, 2022.

Notary Public
My Commission Expires: 4/26/26



$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 June 29th 2022.

Tracey Trumphour
Affiant
Date: 6.29.2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29th day of June, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY