State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2022.

Notary Public:
My Commission Expires: 4/26/26

ANITA L. PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 890067 DEEDWARR
07/18/2022 10:08:23 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20220718-0081848

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Amy D. Baker 205 Churchill Xing Madison TN 37115	Send Tax Bills To: Rocket Mortgage, LLC 1050 Woodward Avenue Detroit MI 48226	Map/Parcel Number: 034-03-0B-205.00 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 consideration, the receipt of which is hereby acknowledged, I/we, **Randolph Moore, Jr., unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Amy D. Baker, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 205, Building 2 (also known as Phase 2), on the Horizontal Property Regime of Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915; as amended in Book 7804, Page 616; and Book 7845, Page 540, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Master Deed of record in Book 7845, Page 540, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Randolph Moore, Jr., unmarried, by Warranty Deed from Dorothy H. Alexander, an unmarried woman, dated 10/1/2021 and recorded 10/5/2021 in Instrument No. 20211005-0133686, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Master Deed and By-Laws of record in Book 7792, Page 915; as amended in Book 7804, Page 616 and Book 7845, Page 540, Register's Office for Davidson County, Tennessee.

Boundary Plat of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10779, Page 627, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7788, Page 924, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters shown on plat of record in attached as Exhibit B to the aforementioned Amendment to Master Deed of record in Book 7845, Page 540, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 205 Churchill Xing, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Wherever 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 the 15th day of July, 2022.

Randolph Moore, Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Randolph Moore, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of July, 2022.

Commission Expires:
8/19/25

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY