Karen Johnson Davidson County
Batch# 902989 DEEDWARR
08/12/2022 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20220812-0091970

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 2022

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

MST 2022-1172

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David James Rogers and Tylee D. Rogers	New Owner	064-09-0A-007.00-CO
(NAME)	(NAME)	
4413 South Trace Boulevard		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Zachary Edward Helton and Claire Stubblefield Helton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David James Rogers and Tylee D. Rogers,** 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:

Land in Davidson County, Tennessee, being Unit 4413 of Southfork Condominiums Phase One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, page 839, said Register's Office, as amended in Book 6994, page 447, and Instrument No. 20020327-0037726, said Register's Office. Said Unit being depicted on the Plan of Southfork Condominiums Site Pan attached as Exhibit "C" to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Zachary Edward Helton and Claire Stubblefield Helton, husband and wife by Warranty deed from Christopher J. Culver and Zane D. Rowe-Flowers, married of record in Instrument No. 20210629-0087909 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on June 29, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Taxes for the year 2021, a lien due and payable, and now delinquent. Subject to all matters shown on the Plan of record in Book 6250, Page 386, Register's Office for Davidson County, Tennessee. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Southfork Condominiums, Phase I, and recorded in Book 6783, Page 839, as amended in Book 6994, Page 447 and by Southfork Homeowner's Association Amendment to Rules and Regulations and Master Deed of record at Instrument No. 20020327-0037726, Register's Office for Davidson County, Tennessee. By-Laws of Southfork Homeowner's Association of record as Exhibit "B" to Master Deed for Southfork Condominiums, said Master Deed being of record in Book 6783, Page 839, Register's Office for Davidson County, Tennessee. Charter of Southfork Homeowner's Association of record in Book 6790, Page 998, Register's Office for Davidson County, Tennessee.

This property, known as 4413 South Trace Boulevard, Old Hickory, TN 37138
(House Number) (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 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. 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 11 DAY OF Aug, 2022.

Zachary Edward Helton

Claire Stubblefield Helton

STATE OF Florida

COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Zachary Edward Helton and Claire Stubblefield Helton, husband and wife, 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 at office, this 11 day of August, 2022.

Notary Public

My commission expires: 3-11-22

JAYNE M INGRAM
Notary Public - State of Florida
Commission # HH 219523
My Comm. Expires Mar 11, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/11/22 (date of document).

Jennifer L. Pennell

8/12/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of August, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

