Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
T7220900242

WARRANTY DEED

Karen Johnson Davidson County
Batch# 924200 **DEEDWARR**
10/03/2022 10:09:46 AM 2 pgs
Fees: $13.00 Taxes: $577.20

20221003-0108613

BS-VYLLA-22-555-B33

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicky R. McKinney	SAME	
(NAME)	(NAME)	
555 N Dupont Ave #B33		**043-10-0A-040.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA C. SERME, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICKY R. MCKINNEY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. B-302 (B-33) on the plan of Madison Park Condominiums according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and corrected by Book 8014, Page 416, Register's Office for Davidson County, Tennessee, and more particularly described in Book 5200, Pages 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Being a portion of the same property conveyed to Lisa C. Serme by Warranty Deed from DGI Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20150715-0068833, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 15, 2015. The property referenced above has never been the primary marital residence for the grantor and his/her spouse.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 179-182, Register's Office for Davidson County, Tennessee.
- The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park Condominiumsof record in Book 5462, Page 614, amended in Book 5608, Page 551 and Book 8014, Page 416, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 5462, Page 625, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations for Madison Park Condominiums of record in Instrument No. 20150324 0025053, Instrument No. 20150813-0081222 and Instrument No. 20180426-0039524, in the Register's Office for Davidson County, Tennessee.
- Rule Regarding Expenses of Enforcement for Madison Park Condominiums of record in Instrument No. 20170327-0029689, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6160, Page 607, in the Register's Office for Davidson County, Tennessee.
- Ward Ridge Renovation Project Management and Redevelopment Agreement of record in Instrument No. 20150324-0025057, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument No. 20151130-0120247, in the Register's Office for Davidson County, Tennessee.
- Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument No.

20150114-0004067, Instrument No. 20150813-0081221, Instrument No. 20170714-0071135, Instrument No. 20180426-0039523, Instrument No. 20181129-0116533, in the Register's Office for Davidson County, Tennessee.

- Subject to special assessment contained in the DCCR's/Master Deed.
- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 N Dupont Ave #B33, Madison, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29 DAY OF SEPTEMBER, 2022.

Lisa C. Serme by Logan Bell as Attorney-in-Fact

Lisa C. Sermeby Logan Bell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, LOGAN BELL, 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 LISA C. SERME, and who acknowledged he/she/they executed the same as the free act and deed of the said LISA C. SERME.

Witness my hand and official seal, this the 29th of September, 2022.

_____
~~Notary Public~~
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212