THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3921
Parcel ID: 042-11-0B-017.00

Karen Johnson Davidson County
Batch# 929300 DEEDWARR
10/13/2022 10:56:03 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20221013-0112315

Property Address:
210 Mayflower Lane South, Madison, TN 37115

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
SARAH THORNTON
210 MAYFLOWER LN
MADISON, TN 37115

Address of New Owner:
Same as new owner

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **DELORES LYNCH, a married woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SARAH THORNTON**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 210, Heritage Village Condominiums Tract, as shown on Plat of record in Plat Book 4460, Page 110, and in Master Deed of record in Book 4758, Pages 179-202, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to DELORES LYNCH, a married woman by Deed dated March 30, 2017 from JANET L. SPENCER, unmarried, recorded March 31, 2017, in Instrument Number 20170331-0031525, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 210 Mayflower Lane South, Madison, TN 37115.

The property being conveyed herein was not the principal residence of the Grantor's Spouse.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4460, page 110, Register's Office for Davidson County, Tennessee.

3. Bylaws for Homeowner's Association of record in Book 9256, page 848 and Instrument No. 20031229-0183195, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 4758, page 179, Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9654, page 906 and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BCR522-210

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 7 day of October, 2022.

Delores Lynch
DELORES LYNCH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named DELORES LYNCH, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 7 day of October, 2022.

Notary Public

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $265,000.00.

Affiant

SWORN TO and subscribed before me on this 10th day of October, 2022.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

My Commission Expires:
07/09/24