WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

JM-BMR-22-555-B39

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)
Faye Y. Zayas and Kendall Sweat	**NEW OWNER**	
(NAME)	(NAME)	**043-10-0A-035.00-CO**
939 Allen Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **TIMIA WILSON, SINGLE AND BRANDON JONES, SINGLE AND ERIC JONES, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAYE Y. ZAYAS, A SINGLE WOMAN AND KENDALL SWEAT, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 in Davidson County, Tennessee, being Unit No.B-205(B-39) on the Plan of of record in Plat at Madison Park Condominiums, of record in Plat Book 5200, Pagges 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property awarded to Tawana S. Wilson by Final Decree of Divorce from Timothy L. Wilson, filed at Docket No. 17D-1151, Circuit Court for Davidson County, Tennessee, and of record in Instrument No. 20190621-0060186, Register's Office for Davidson County, Tennessee.
The said Tawana S. Wilson died intestate on July 29, 2022 leaving the subject property vesting in the names of Timia Wilson, Brandon Jones, and Eric Jones as her sole heirs at law as evidenced by affidavits of heirship recorded simultaneously herewith.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 5200, Page 179-182, Register's Office for Davidson County, Tennessee.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 N Dupont Ave. Apt. B39, Madison, Tennessee 37115**.

Karen Johnson Davidson County
Batch# 933745 **DEEDWARR**
10/26/2022 09:53:17 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20221026-0115886

Warranty Deed

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 21ST DAY OF OCTOBER, 2022.

Timia Wilson by Brandon L Jones As Attorney in Fact
Timia Wilson
by Brandon Jones as Attorney-in-fact

Brandon L Jones
Brandon Jones

Eric Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Jones, 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 TIMIA WILSON, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMIA WILSON.

Witness my hand and official seal, this the 21st day of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st day of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st day of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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