Karen Johnson Davidson County
Batch# 939964 DEEDWARR
11/10/2022 11:02:22 AM 2 pgs
Fees: $13.00 Taxes: $388.50
20221110-0120584

36316-5 Box #14

WARRANTY DEED

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2022.

Notary Public

My commission expires: 9-7-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Claude Andrew McMillion	**"NEW OWNER"**	**043-10-0-A-047.00-CO**
555 N Dupont Ave #C66		
Madison , TN 37115		

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, WE,

Buford N. Manning and Cheryl B. Manning, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claude Andrew McMillion, an unmarried man

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:

BEING a certain Condominium in Davidson County, Tennessee, being Unit No. C-66 (101) on the Plan of Madison Park Condominiums, 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 Madison Park Condominiums, of record in Book 5200, page 182, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed of record in Plat Book 5200, page 182, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property vested in Buford N. Manning, and wife, Cheryl B. Manning, by Warranty Deed dated July 23, 1981, from Madison Park Associates, Ltd., of record in Book 5775, page 91, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 5200, page 182, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Master Deed of Madison Park, of record in Book 5462, Page 614, By-Laws appended thereto in Book 5462, page 625, corrected in Book 5608, page 551, said Register's Office.**
3. **Madison Park Condominiums Rules and Regulations of record in Instrument No. 20150324-0025053, 20150813-0081222, and 20180426-0039524, said Register's Office.**
4. **Ward Ridge Renovation-Project & Property Management Madison Park Condominiums Homeowner's Association, Inc., Management & Redevelopment Agreement of record in Instrument No. 20150324-0025057, said Register's Office.**
5. **Madison Park Homeowners Association, Inc., Leasing Rules, of record in Instrument No. 20150813-0081221, said Register's Office.**
6. **Rule Regarding Expenses of Enforecement Madison Park Condominiums of record in Instrument No. 20170327-0029689, said Register's Office.**
7. **All Matters as shown on the Boundary Plat of record in Book 5200, page 179, said Register's Office.**

8. **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved (_X_) Unimproved (____) property, known as **555 N Dupont Ave #C66, 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 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 8 day of **November, 2022.**

Buford N. Manning

Cheryl B. Manning

STATE OF GA)
COUNTY OF Forsyth)

Personally appeared before me, a Notary Public of said County and State, **Buford N. Manning and Cheryl B. Manning,** the within named seller, 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 at ~~Nashville, Tennessee~~ Lawrenceville, GA this 8 day of **November, 2022.**

Notary Public

My Commission Expires: 12/5/24

STATE OF GEORGIA NOTARY PUBLIC
LEONID SAKSON
Notary Public, Georgia
Forsyth County
My Commission Expires
December 05, 2024