Karen Johnson Davidson County
Batch# 941096 DEEDWARR
11/14/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20221114-0121507

ADDRESS NEW OWNER AS:
Todd Halford
1301 Neely's Bend Rd. # K 91
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map 052-16-0A
Parcel 091.00

THIS DEED OF CONVEYANCE, executed and delivered by **CAROLYN S. CLARK**, unmarried, hereinafter called the Grantor, to **TODD HALFORD,** a single man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County Tennessee, being Unit No. K-91, of Neely's Bend Condominium, 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 of record for Neely's Bend Condominiums of record in Book 5483, Page 86, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, and as amended in Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominiums, as shown on a Plat of record in Plat Book 5200, Page 200, said Register's Office, for a more complete identification and description of said Unit No. K-91.

PERMITED EXCEPTIONS: The above described property is subject to:

1. **All terms, provisions, restrictions and other matters set out in the Charter of Neely's Bend Condominium Association, Inc. of record in Book 5476, Page 765, in said Register's Office, together with any subsequent amendments thereto.**

Being the same property conveyed to Carolyn S. Clark, unmarried, by Warranty Deed from Linda C. Kelley, unmarried, dated December 5, 1986 and recorded on December 17, 1986, of record in Book 7072, Page 800, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on the date indicated in the notary acknowledgement below.

Carolyn S. Clark
CAROLYN S. CLARK

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carolyn S. Clark** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 14th day of November, 2022.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$170,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 14th day of November, 2022.

My Commission Expires: CHERI N. HEAD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires April 23, 2025

Cheri N. Head
NOTARY PUBLIC/Register

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 11/14/22 (date of document).

Affiant Signature

11/14/22

Date

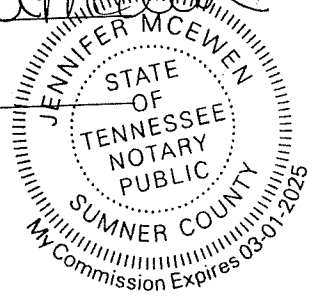
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 14th day of November, 2022

Notary Public

My Commission Expires:



NOTARY'S SEAL