WARRANTY DEED

Karen Johnson Davidson County
Batch# 953615 DEEDWARR
12/21/2022 08:55:00 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20221221-0131638

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Joe Shepherd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2022.

Joel D. Ragland
Notary Public

MY COMMISSION EXPIRES: 2/18/2026
(AFFIX SEAL)

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Morgan Layne Sophia Wilson and Frank Todd Wilson and Candace Hope Wilson	Morgan Layne Sophia Wilson	Parcel ID: 051 10 0D 106.00
(NAME) 1425 Lewis Rd	(NAME) 1425 Lewis Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Latifa I. Brown and Deadrick W. Smith, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Morgan Layne Sophia Wilson,** _____, **and Frank Todd Wilson and Candace Hope Wilson, husband and wife,** _____, 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:

Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, Page 558, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Latifa I. Brown from Kimberly Rence Powe, Kelly Dawn Williams, Jonathon Luke Butler and Joshua Logan Butler, Devisees of Judy Carolyn Butler, deceased, and Kelly Dawn Williams, Executrix of the Estate of Judy Carolyn Butler, deceased by Warranty Deed dated March 28, 2005 and recorded on March 31, 2005 in Instrument No. 20050331-0035069, Register's Office for Davidson County, Tennessee.

Deadrick W. Smith, spouse of Latifa I. Brown, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1425 Lewis Rd, 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, their heirs and assigns forever; and we do covenant with 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 our hands this 5th day of December, 2022.

Latifa I. Brown

Deadrick W. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Latifa I. Brown and Deadrick W. Smith, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2022.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023