Karen Johnson Davidson County
Batch# 953647 DEEDWARR
12/21/2022 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $967.55
20221221-0131680

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **DAVID A VINCENT, MARRIED**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN WATTA AND GINGER M WATTA, HUSBAND AND WIFE, AND MADISON H WATTA, SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT U-8 AS SHOWN ON EXHIBIT B1 & B6 TO THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (SECTION TWO, THE TOWN CENTER HOMES) OF RECORD AS INSTRUMENT NO 20050324-0032209, AS AMENDED AND SHOWN AS EXHIBIT A AND B-2 OF INSTRUMENT NO 20050815-0096405, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING A PART OF THE SAME PROPERTY SHOWN ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE, OF RECORD AS INSTRUMENT NO 20050322-0031182 IN SAID REGISTER'S OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DAVID A VINCENT, BY WARRANTY DEED FROM REGENT HOMES, LLC, DATED APRIL 11, 2006, OF RECORD IN INSTRUMENT NO 20060425-0047195, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KD WAINWRIGHT, SPOUSE OF THE GRANTOR HEREIN JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE IN THE SUBJECT PROPERTY.

This is improved property know as: **7234 ALTHORP WAY APT U8, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8 day of December, 2022.

DAVID A VINCENT

KD WAINWRIGHT

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DAVID A VINCENT AND KD WAINWRIGHT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville (City), TN (State), on this the 8 day of December, 2022

Notary Public
My Commission Expires: 10-14-25

SAEDRA BYARD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$ 261,500.00.**

Affiant

Subscribed and sworn to before me, this the 8 day of December, 2022.

NOTARY PUBLIC
My commission expires 9/11/26

TRACEY HENDRICKSON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s) as follows:
BRIAN WATTA, GINGER M WATTA, and MADISON H WATTA
2783 Bluestone Bay Dr.
New Lenox, IL 60451

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 172 12 0D 436.00

True Copy Certification

I, Brittney Clark, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this original document executed and authenticated according to law on **12/08/2022**.

Brittney Clark **12/14/2022**

Affiant Signature Date

State of: Tennesee
County of: Montgomery

Sworn to and subscribed before me this **14** day of **December**, 20**22**.

L. Ruble

Notary's Signature

My Commission Expires: 12/12/23

Notary Seal

L. RUBLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY