WARRANTY DEED

Karen Johnson Davidson County
Batch# 957280 DEEDWARR
01/04/2023 09:51:22 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20230104-0000491

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Allen Thurman	Highlands Residential Mortgage, Ltd.	00-42-11-B-83.00
(NAME)	(NAME)	
700 New Providence Lane	950 W. Bethany Drive, Suite 800	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Allen, TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222239

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sherri Whitney DeRoos, an unmarried woman and Michael Todd Whitney, a married man and Jeffery D. Harding, an umarried man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Allen Thurman, an unmarrried 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 700 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, page 179, amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287 and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deeds as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit A of said Supplement and Amendment to the master Deed, for a complete identification and description of such Unit.

BEING the same property conveyed to Ronald D. Harding and wife, Sue B. Harding, by Deed from Timothy N. Stanfill and wife, Kerry T. Stanfill, dated September 23, 1993, and filed of record in Book 9100, page 869, Register's Office for Davidson County, Tennessee. The said Ronald D. Harding having died on or about 12/28/2016, leaving the said Sue B. Harding, the surviving tenant by the entirety and sole owner of said land. Sue B. Harding conveyed said property to Sherri Whitney DeRoos, Michael Todd Whitney and Jeffery Dale Harding by Quitclaim Deed dated August 7, 2019, and filed of record in Instrument No. 20190812-0080217, said Register's Office. The said Sue B. Harding retained a life estate in subject premises in said deed. The said Sue B. Harding is now deceased.

This was not the marital residence of Michael Todd Whitney.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums and filed of record in Book 4758, page 179, amended in Book 4808, page 829; Book 5102, page 383; Book 6380, page 989; Book 6484, page 287 and Instrument No. 20040804-0093767, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 700 New Providence Lane, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of December, 2022

Sherri Whitney DeRoos

Michael Todd Whitney

Jeffery D. Harding

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sherri Whitney DeRoos and Michael Todd Whitney and Jeffery D. Harding, 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, at office, this 30th of December, 2022.

Notary Public
My Commission Expires: 4/26/26

