Karen Johnson Davidson County
Batch# 962498 DEEDWARR
01/19/2023 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230119-0004486

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-NSH23-05381

Address of New Owner:	Send Tax Bills to:	Tax Information:
Max C. Ross 289 Max Ross Lane Decatur, TN 37322	NEW OWNER	064-12-0A-304.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn L. Reeves, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Max C. Ross, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 304, of Fox Run Condominiums, Second Revision - Part of Section 2 and First Revision - Part of Section 1, as of record in Book 6250, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Carolyn L. Reeves by Warranty deed from Carl Henderson and wife, Frances J. Henderson of record in Book 11306, page 342, Register's Office for Davidson County, Tennessee, dated January 20, 1999 and recorded on January 21, 1999.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 304 Thunder Place, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of January, 2023

Carolyn L Reeves

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carolyn L Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Wilson County, Tennessee, this 19th day of January, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Gail Dorran *(custodian's name)*, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on January 19, 2023 *(date of document)*.

Gail Dorran
Custodian's Signature

1/19/23
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY