WARRANTY DEED

Karen Johnson Davidson County
Batch# 963432 DEEDWARR
01/23/2023 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $706.70
20230123-0005151

REBECCA J VADAS
Notary Public - Seal
Monroe County - State of Indiana
Commission Number NP0631172
My Commission Expires Nov 29, 2027

STATE OF Indiana
COUNTY OF Monroe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-29-27
(AFFIX SEAL)

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)
Camille Dion Shelton-Winston	New Owner	Parcel ID: 033 16 0 115.00
(NAME)	(NAME)	
109 Nelson Court W		
(ADDRESS)	(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, **Kristopher Perry, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Camille Dion Shelton-Winston, an unmarried woman**, 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 Lot No. 104-A Zone Lot Division of Primrose Meadows, Section Two, as of record in Book 6900, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy E. Center and wife, Dolores A. Center from Charles S. Sanger, as Successor Trustee by Successor Trustee's Deed dated November 13, 1989 and recorded on November 21, 1989 in Book 7988, Page 923, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Billy E. Center, Trustee U/A/D February 1, 2000 of the Billy E. Center Revocable Living Trust Agreement from Billy E. Center and wife, Dolores A. Center, Individually by Quitclaim Deed dated February 1, 2000 and recorded on September 22, 2000 in Instrument No. 20000922-0094247, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Mason Center from Dolores A. Center, Successor Trustee of

the Billy E. Center Revocable Living Trust U/A/D September 3, 2002 by Successor Trustee's Quitclaim Deed dated October 14, 2003 and recorded on October 15, 2003 in Instrument No. 20031015-0152698, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Kristopher Perry from William Mason Center, an unmarried man by Warranty Deed dated June 27, 2022 recorded on June 29, 2022 in Instrument No. 20220629-0075562, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

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 109 Nelson Court W, 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 26th day of JANUARY, 2023

Kristopher Perry

STATE OF Indiana

COUNTY OF Monroe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kristopher Perry, a married man, 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 20th day of January, 2023.

Notary Public Rebecca J. Vadas

My Commission Expires: 11-29-27

(SEAL)

REBECCA J VADAS
Notary Public - Seal
Monroe County - State of Indiana
Commission Number NP0631172
My Commission Expires Nov 29, 2027

Certificate of Authenticity

I, Holly A Mason, 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 1/20/23.

Affiant Signature

1/20/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 20 day of January, 2023

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY
(Notary Seal)

My Commission Expires: 1-6-25