Karen Johnson Davidson County
Batch# 966229 DEEDWARR
02/01/2023 11:42:48 AM 2 pgs
Fees: $13.00 Taxes: $873.20
20230201-0007425

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $236,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 31st day of January, 2023.

NOTARY PUBLIC

My commission expires:

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Aaron Shelton	New Owner	034-03-0B-304.00 CO
(NAME)	(NAME)	
304 Churchill Crossing		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Judy L. Williams, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Aaron Shelton , unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 304 , on the Plan of Churchill Crossing, of record in Plat Book 7900, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Churchill Crossing , a horizontal property regime established by Master Deed of record in Book 7792, page 915, amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199 and Instrument No. 20050829-0103075, Register's Office .

Being the same property conveyed to JUDY L. WILLIAMS, by deed from CLAUDE E. ODEN, UNMARRIED, of record as Instrument No. 20030918-0138204, dated September 15, 2003, said Register's Office.

This property is __unimproved _X_improved property known as: 304 Churchill Crossing, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of January, 2023.

Judy L. Williams

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy L. Williams, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2023.

Notary Public
My Commission Expires:

