Karen Johnson Davidson County
Batch# 972372 DEEDWARR
02/21/2023 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20230221-0012013

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $334,000.00.

Affiant

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 15th day of February, 2023.

Notary Public:
My Commission Expires: 10/16/2024

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Kristin Perry 116 Swanton Court Goodlettsville TN 37072	New Owner	026-06-0-111.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cecil Felker and Ruby Felker, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Kristin Perry, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 292 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, at Page 549, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Cecil Felker and Ruby Felker by Warranty Deed from Thomas M. Patton, individually and as Personal Representative of The Estate of Margaret A. Patton, dated 7/8/2014 and recorded 7/23/2014 in Instrument No. 20140723-0065262, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.

HOA Charter in Book 6396, Page 542; amended in Book 8192, Page 65, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area in Book 7864, Page 369, Register's Office for Davidson County, Tennessee.

Water Main Easements in Book 4377, Page 94 and Book 6636, Page 824, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement in Book 6117, Page 290, Register's Office for Davidson County, Tennessee.

TVA Easements in Book 2487, Page 227 and Book 3067, Page 181, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters shown on plat of record in Plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 116 Swanton Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are 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 unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 15th day of February, 2023.

Cecil Felker

Ruby Felker

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Cecil Felker and Ruby Felker, the bargainor(s), 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 15th day of February, 2023.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, Joshua A. Terry, 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 2/15/2023.

Affiant Signature

2/16/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/16/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON