Karen Johnson Davidson County
Batch# 989820 DEEDWARR
04/10/2023 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20230410-0025654

WARRANTY DEED

LAURA BESSOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Aiyana Cyr and Michelle O. Kenyon		051-15-0-A-056.00CO
(NAME)	(NAME)	
420 Walton Lane, Unit L56	Same as new owner	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($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, **Anna Danielle Bernstein, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Aiyana Cyr, a single person and Michelle O. Kenyon, Also Known As Michelle Kenyon, a single person**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Located in Davidson County, Tennessee, being Unit No. L-56, on the plan of QUAIL CREEK CONDOMINIUMS, filed as Exhibit to and established by Master Deed of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Anna Danielle Bernstein, an unmarried woman by Warranty Deed dated 06/29/2020 from Charity H. McCracken, an unmarried woman, of record in Instrument No. 20200630-0070676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plat of record in Book 6328, Pages 89-90 in the Master Deed of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.
Master Deed for Quail Creek Condominiums of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.
Charter of Quail Creek HOA of record in Book 6340, Page 410, as amended in Instrument No. 20090226-0016995, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4203, Page 221, Register's Office for Davidson County, Tennessee.
Easement Deed to Qwest Communications of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of record in Instrument No. 20130709-0070572, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 420 Walton Lane, Unit L56, 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 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.

Effective the 30th day of March, 2023.

Anna Danielle Bernstein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2023, before me personally appeared Anna Danielle Bernstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:

202304100025654

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 3/30/23 (date of document).

Caleb Waters
Affiant Signature

3/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of March, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

