PREPARED BY: RETURNED TO:
BANNERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared By And Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number. 23040261

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $352,000 00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2023

Notary Public
My Commission Expires. 9-30-2024

Karen Johnson Davidson County
Batch# 1005020 DEEDWARR
05/18/2023 10 58 41 AM 2 pgs
Fees $13 00 Taxes $1,302 40
20230518-0037294

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Warranty Deed

Address of New Owner(s).	Send Tax Bills To:	Map/Parcel Number:
Troy Michael Madge and Rhonda Madge	New Owner	188-05-0A-102 00-CO
1980 Carothers Rd, Unit 102		
Nolensville, TN 37135-0778		

For and in consideration of the sum of ten dollars & 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, **Robert Newell, Jr. and Victoria L. Newell husband and wife, and Louis F. Quijas, a married man, as joint tenants with right of survivorship**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Troy Michael Madge and Rhonda Madge husband and wife,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows to-wit

A certain condominium located in Davidson County, Tennessee, being Unit No. 102 of Carothers Farms Stacked Flats (within Lot 162), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, A Condominium Development of record in Instrument Number 20180917-0092013 amended in Instrument No 20190430-0039885, Instrument No 20190710-0066979, Instrument No. 20200327-0033524, Instrument No. 20200327-0033524, Instrument No 20201110-0132740, Instrument No. 20200327-0033525, Instrument No 20200327-0033526, Instrument No 20200327-0033524 and Instrument No. 20201110-0132740, Instrument No. 20230320-0019923, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "D" to said Declaration, together with a percentage interest in the common elements as set forth in Exhibit "E" to said Declaration

Being the same property conveyed to Robert D Newell, Jr and Victoria L Newell husband and wife, Louis F Quijas, a married man, as joint tenants with right of survivorship by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No 20201215-0147440 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 15, 2020.

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 1980 Carothers Rd., Unit 102, Nolensville, TN 37135-0778

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 12th day of May, 2023.

Robert Newell, Jr.

Victoria L. Newell

Louis F. Quijas

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert Newell, Jr. and Victoria L. Newell, and Louis F. Quijas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 12th day of May, 2023

Notary Public at Large
My Commission Expires.

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD