# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Florida
COUNTY OF Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 294,999.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2023.

Notary Public

COMMISSION EXPIRES: 5-9-2027

HILDA JOHNSON
Notary Public
State of Florida
Comm# HH396031
Expires 5/9/2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1006157 DEEDWARR
05/22/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230522-0038415

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lonnie L. Wells<br>Charlene Hayes- Wells<br>(NAME) | **Lonnie L Wells**<br>**Charlene Hayes-Wells**<br>(NAME) | 043-02-0A-232-00 |
| 232 Cedarwood Lane<br>(ADDRESS) | **232 Cedarwood Lane**<br>(ADDRESS) | |
| Madison, TN 37115<br>(CITY) (STATE) (ZIP) | **Madison, TN 37115**<br>(CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **we, Millard S. Wynn and Robbie G. Wynn, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lonnie L. Wells and Charlene Hayes- Wells, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 232 on the Plan of the Re-subdivision of A Portion of Phase Two, Cedarwood Courtyard Homes, Buildings N thru Z (inclusive). Of Record in Plat Book 5200, page 590, Register's Office for Davidson County, Tennessee, Clarified by Clarification of Plat of Record in Book 5497, page 800, said Register's Office. Together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes more fully set forth in Master Deed for Cedarwood Condominiums of Record in Book 5707, page 121, said Register's Office and all amendments thereto.

Being the same property conveyed to Millard S. Wynn and Robbie G. Wynn, husband and wife by Special Warranty Deed from Bank of America, N.A. dated September 9, 2014 and Recorded October 7, 2014 of record in Instrument No. 20141007-0092825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 232 Cedarwood Lane (House Number) (Street) (P.O. Address) Madison, TN (City or Town) 37115 (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, successors 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, 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 our hands this 17th day of May, 2023.

Millard S. Wynn 5/17/2023
Millard S. Wynn

Robbie G. Wynn
Robbie G. Wynn

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Millard S. Wynn and Robbie G. Wynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2023.

Shannon Philbin

Commission Expires: **9 March 2027**

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

**Tennessee Certification of Electronic Document**

I, CHRIS CARNRIGHT, 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 17 May 2023 (date of document).

Affiant Signature

17 May 2023
Date

State of FLORIDA

County of ORANGE

Sworn to and subscribed before me this 17 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 02/03/2025

NOTARY'S SEAL

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.