Karen Johnson Davidson County
Batch# 1007399 DEEDWARR
05/25/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20230525-0039325

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of May, 2023.

NOTARY PUBLIC

My commission expires:

JESSICA ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/23/2025 STEWART CLAIBORNE COUNTY

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:
Cheyenne Investments, LLC (NAME)	New Owner (NAME)	042-11-0B-048.00 CO
P.O. Box 395 (ADDRESS)	(ADDRESS)	
Smithville, TN 37166		

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 **Elizabeth Spears, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cheyenne Investments, LLC**, 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. 405, together with the appurtenant interest in the common elements of Heritage Village Condominium, a horizontal property regime established by Master Deed of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, as Supplemented and Amended in Book 6484, page 287, and further amended in Book 9654, page 906, and as Instrument No, 20040804-0093767, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned Supplemented and Amended Master Deed of record in Book 6484, page 287, said Register's Office.

Being the same property conveyed to CARL L. DUNCAN AND WIFE, MARY JEAN DUNCAN, by deed from CUMBERLAND DEVELOPMENT CORPORATION OF MISSISSIPPI, INC., SUCCESSOR TRUSTEE FOR HERITAGE VILLAGE, A JOINT VENTURE, of record in Book 6674, page 516, dated October 1, 1985, said Register's Office.

CARL L. DUNCAN died on or about September 14, 2012, leaving MARY JEAN DUNCAN as the surviving tenant by the entirety.

MARY JEAN DUNCAN died intestate on or about March 11, 2019, leaving ELIZABETH SPEARS as her only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20190425-0038144 and Instrument No. ___202305250039324___, said Register's Office.

This property is __unimproved _X_improved property known as: 405 Columbus Trace Court, 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 22nd day of May, 2023.

Elizabeth Spears

Elizabeth Spears

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Spears, 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 22nd day of May, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 5/22/2023.

Date

Tonya Loftin
Affiant Signature

May 24, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of May, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)