39B

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012548 DEEDWARR
06/08/2023 11 19 20 AM 2 pgs
Fees $13 00 Taxes $869 50

20230608-0043616

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (235,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 3/3/26

(AFFIX SEAL)

ANGELA ROSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **Micheal Joseph Walley and Anne Marie Walley** | First Commercial Bank | **162 09 0B 084 00** |
| **5600 Country Drive Nashville, TN 37211** | 300 Meadowbrook Rd Jackson, MS 39211 | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 6th day of June, 2023, the undersigned, **CYNTHIA MICHELE MCKENZIE, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MICHEAL JOSEPH WALLEY AND ANNE MARIE WALLEY, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5600 COUNTRY DRIVE, 313, NASHVILLE, TN 37211** and more particularly described as follows

A certain condominium apartment in Davidson County, Tennessee, described as Unit 313, 4th Revised, Phase 3, Hickory Valley Condominiums, of record in Book 5200, Page 131, and as established under Master Deed of record in Book 4918, Page 116, as amended in Book 4958, Page 346 and Book 8797, Page 918, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Cynthia Michele McKenzie, unmarried, by Warranty Deed from Opendoor Property J LLC, a Delaware Limited Liability Company, of record in Instrument No 20200617-0063177, in the Register's Office of Davidson County, Tennessee, dated June 08, 2020 and recorded on June 17, 2020

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following

1 Any and all visible easements lying on or across the property
2 Rights or claims of parties in possession not shown by the public records
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 6th day of June, 2023.

GRANTOR: Cynthia Michele McKenzie

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Cynthia Michele McKenzie**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 6th day of June, 2023

Sarah K. Hudson
Notary Public

10/05/2026
My Commission Expires

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY