Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0159

Karen Johnson Davidson County
Batch# 1017060 DEEDWARR
06/20/2023 03 50 33 PM 2 pgs
Fees $13 00 Taxes $906 50

20230620-0046875

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245 000 00

Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of June, 2023

Notary Public

Commission Expires 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kendra M Rand 409 Churchill Xing Madison, TN 37115	Bank of Tennessee PO BOX 4980 Johnson City, TN 37602	034-03-0B-409 00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Frances E. Denton, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kendra M. Rand, an unmarried woman and Timothy W. Ward and wife, Diane Rand-Ward, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit 409, PHASE 4, BUILDING 4, CHURCHILL CROSSING CONDOMINIUMS, a Horizontal Property Regime recorded in Plat Book 7900, Page 25, and further by Master Deed of record in Book 7792, Page 915, amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199, and Instrument No 20050829-0103075, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Unit

BEING the same property conveyed to Frances E Denton and husband, Donald T Denton by Warranty Deed from Larry Roger Shaw, Jr and wife, Araceli Shaw, dated 8/2/2013 and recorded 8/6/2013 in Instrument No 20130806-0081952, Register's Office for Davidson County, Tennessee Donald T Denton having since died August 14, 2016 leaving Frances E Denton as the surviving tenant

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 409 Churchill Crossing, Madison, TN 37115

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Hendersonville, TN 37075

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 16th day of June, 2023

Frances E. Denton
Frances E Denton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frances E. Denton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of June, 2023

Kim Graves
Notary Public
My Commission Expires 8-20-24

(Notary Seal)

