2023-0869

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1046327 DEEDWARR
09/05/2023 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230905-0069495

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joshua Wood and Marissa Wood	New Owner	34-3-B-801.00
(NAME)	(NAME)	
801 Churchill Crossing		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20231544

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, I/we, **James M. Burns and Donna G. Burns** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joshua Wood and Marissa Wood, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 801, Churchill Crossing Condominiums, Boundary Plat of record in Book 7900, page 25, a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, as set out in the Master Deed of Churchill Crossing of record in Book 7792, page 915; amended in Book 7804, page 616; Second Amendment of record in Book 7845, page 540; Third Amendment in Book 10635, page 110; Fourth Amendment, Exhibit B, of record in Book 10996, page 199 and Fifth Amendment in Instrument No. 200540829-0103075, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James M. Burns and Donna G. Burns, husband and wife, by Warranty Deed from Peter Roger DeVersa, dated May 11, 2022 and filed of record in Instrument No. 20220518-0057426, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Churchill Crossing Condominiums and filed 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, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to party walls.

And also made subject to stormwater detention easement appearing of record in Book 10779, page 627, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 801 Churchill Crossing, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2023

James M. Burns

Donna G. Burns

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James M. Burns and Donna G. Burns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2023.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/31/23 (date of document).

Affiant Signature

9/5/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of September, 2023.

Notary's Signature

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 10/22/26