Karen Johnson Davidson County
Batch# 1059944 DEEDWARR
10/12/2023 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20231012-0079918

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

CARL ALLEN NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JANUARY 6, 2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sandra Faye Smith	New Owners	Parcel ID: 042 11 0B 048.00
(NAME)	(NAME)	
405 Columbus Trace Ct.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cheyenne Investments, LLC, a limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sandra Faye Smith, an unmarried woman**, 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 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 Warranty Deed from Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture, dated October 1, 1985 and recorded on October 4, 1985 in Book 6674, Page 516, Register's Office for Davidson County, Tennessee. The said Carl L. Duncan, deceased and also Mary Jean Duncan having since died on March 11, 2019 conveying her interest to Elizabeth Spears as per Affidavit of Heirship recorded April 25, 2019 in

Instrument No. 20190425-0038143 and Instrument No. 20190425-0038144.

Further being the same property conveyed to Cheyenne Investments, LLC from Elizabeth Spears, an unmarried woman by Warranty Deed dated May 22, 2023 and recorded on May 25, 2023 in Instrument No. 20230525-0039325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 405 Columbus Trace Ct., Madison, TN 37115

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 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 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 22nd day of September, 2023.

Cheyenne Investments, LLC

BY: _____
Jacob Alsup

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob Alsup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member, and is authorized to execute the instrument on behalf of Cheyenne Investments, LLC, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole Member.

Witness my hand and official seal, this the 22nd day of September, 2023.

_____
Notary Public

My Commission Expires:

(SEAL)

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

Certificate of Authenticity

I, Holly A Mason, 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 9/22/23.

Affiant Signature

10/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of October, 2023

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25