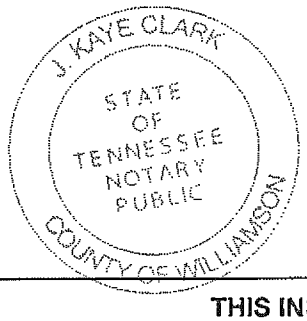
Karen Johnson Davidson County
Batch# 1073951 DEEDWARR
11/21/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20231121-0090483

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/30/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Simone Cawl and Simone Briana Cawl	New Owner	034-03-0B-302.00
(NAME)	(NAME)	
302 Churchill Xing	302 Churchill King	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Patricia A Conover, unmarried, and Leslie Dewolfe, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Simone Briana Cawl and Cherish Jakeisha Siples, wife and wife, hereinafter called the GRANTEE(S), his/her/their 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. 302, Phase 4, Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540; Book 10635, Page 110, and Book 10996, Page 199, and Instrument No. 20050829-0103075, Register's Office for Davidson County, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Master Deed of record in Book 10996, Page 199, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. Conover, an unmarried woman by Warranty Deed from Charles J. Resha, III and wife, Judy G. Resha, dated 03/15/2016, of record in Instrument No. 20160317-0025393, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia A. Conover, unmarried, and Leslie K. DeWolfe, unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Patricia A. Conover, unmarried, dated 05/05/2016, of record in Instrument No. 20160506-0044927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 302 Churchill Xing, Madison, TN 37115
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of November, 2023.

Patricia A Conover

Leslie Dewolfe

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia A Conover, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of November, 2023.

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

Notary Public:
My Commission Expires: 01-31-2024

State of New York
County of Oneida

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Dewolfe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3 day of November, 2023.

Notary Public:
My Commission Expires: 02-03-2024

Tammie J Knight
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KN6403731
Qualified In Oneida County
Commission Expires 02-03-2024

202311210090483

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 November 17, 2023.

Affiant Signature

11/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of November, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026