Karen Johnson Davidson County
Batch# 1074610 DEEDWARR
11/22/2023 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20231122-0091145

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (W)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Vickie Bailie
Affiant

Subscribed and sworn to before me, this 22nd day of November, 2023.

D Paulsson
Notary Public
My commission expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vickie Bailie	New Owner	**043100A05600CO**
555 N Dupont Ave C-62	1481 Cherokee Rd.	
Madison, TN 37115	Gallatin, TN 37066	

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 ACKNOWLEDGE, WE,

Amy Marie Haislip, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vickie Bailie and Christopher Bailie, wife and husband

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. C-204, Horizontal Property Regime, Madison Park, of record in Book 5200, Pages 179-182, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Anthony M Pierce and Dorothean M Pierce, husband and wife, by Warranty Deed from Nancy Carman Roberts, married, dated February 16, 2005, of record in Instrument No. 20050223-0019454, in the Register's Office for Davidson County, Tennessee. Anthony N Pierce died May 15, 2015, leaving Dorothean M Pierce as the sole surviving tenant. Dorothean M Pierce died testate on January 12, 2016, and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 17P779, Amy Marie Williams was named the sole devisee thereunder. Oath is hereby made that Amy Mary Williams is one and the same person as Amy Pierce Haslip. Barry Haislip, Jr joins in this conveyance to transfer any and all interest he may have in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 555 N Dupont Ave C-62, 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 in 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.

Amy Marie Haislip Date: 11-22-23

Amy Marie Haislip

Barry Haislip, Jr. Date: 11-22-23

Barry Haislip, Jr.

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Amy Marie Haislip and Barry Haislip, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2023.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Krista Taini, 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 11/22/2023
Date

Affiant Signature

11/22/2023
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 22nd day of November, 2023.

Notary's Signature
My Commission Expires: 10 21 2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER