Karen Johnson
Batch # 1079487
12/07/2023 10:37:47 AM
Fees: $13.00 Taxes: $961.63
20231207-0094549

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan Banks, a single person	New Owner (NAME)	
1069 Heritage Dr (ADDRESS)	(ADDRESS)	042-11-0A-059.00-CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sharon Forgy Haymer, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Logan Banks, a single person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 1069 in a Horizontal Property Regime which is located on the Plat of Section 1, Second Addition, Heritage Village Condominium, of record in Book 4955, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon L. Forgy by Warranty deed from Jessica N. Edwards of record in Instrument No. 20051011-0122623 Register's Office for Davidson County, Tennessee, dated September 22, 2005 and recorded on October 11, 2005.

Being the same property conveyed to Sharon Forgy Haymer by Quitclaim deed from William E. Haymer of record in Instrument No. 20170111-0003044 Register's Office for Davidson County, Tennessee, dated January 5, 2017 and recorded on January 11, 2017.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1069 Heritage Dr, 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 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 my/our hand(s) this 4th day of December, 2023.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-C-237069

WARRANTY DEED
(Continued)

Sharon Forgy Haymer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Forgy Haymer, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2023.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072