Karen Johnson Davidson County
Batch# 1093786 DEEDWARR
01/24/2024 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20240124-0004795

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF January 2024

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402; Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Bowers	New Owner	
(NAME)	(NAME)	042110B1170CO
168 Heritage Trace Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Candashia Polk and husband, Jahmal Jordan**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Bowers,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 168 on the plan of Heritage Village Condominiums, created under the Title 66, section 27-101, et seq. as amended Tennessee Code Annotated, and as established by a Master Deed for Heritage Village Condominiums of record in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989 and supplemented and amended in Book 6484, Page 287, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplement and amended. Reference is hereby made to the plat of Hermitage Village Condominiums set forth as Exhibit "A" of said supplement and Amendment to Master Deed for a more complete identification and description of said.

Being the same property conveyed to Candashia Polk, an unmarried woman, by virtue of that certain Warranty Deed dated February 22, 2021, and being of record at Instrument No. 20210224-0023150 and 20210310-0031101 in the Register's Office of Davidson County, Tennessee.

Jahmal Jordan joins in the conveyance of the above described property as the spouse of Candashia Polk to convey any and all marital interest.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 168 Heritage Trace 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 hand this 23rd day of January, 2024.

Candashia Polk

Candashia Polk

Jahmal Jordan

Jahmal Jordan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Candashia Polk and Jahmal Jordan**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of January, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
01/06/2025
DAVIDSON 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 January 23, 2024.

Affiant Signature

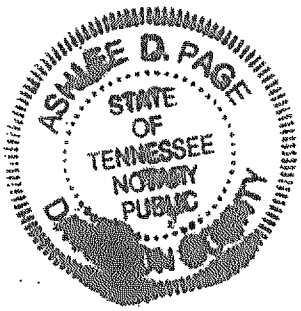
1/23/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of January, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/6/2026