WARRANTY DEED

Karen Johnson Davidson County
Batch# 1097281 DEEDWARR
02/02/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20240202-0007489

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of February, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Abraham Kyle Perdue	ServisFirst Bank	042-11-0B-134.00-CO
(NAME)	(NAME)	
134 Heritage Trace Drive	2500 Woodcrest Place	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240129

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, I/we, **Dean Lampkins and Debra Lampkins, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abraham Kyle Perdue, an unmarried man,** 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows, to wit:

Being Unit 134, Heritage Village Condominiums, as established under Master Deed of record in Book 4758, page 179, amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287 and Book 9654, page 906 and Instrument No. 20040804-0093767, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Dean Lampkins and Debra Lampkins, husband and wife, by Warranty Deed from Maryde A. Arnold, Unmarried, dated July 26, 2013 and filed of record in Instrument No. 20130730-0079092, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 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, Book 6484, page 287; Book 9256, page 848; Book 9654, page 906; and Instrument Nos. 20031229-0183195 and 20040804-0093767, said Register's Office, and By-Laws appended thereto, said Register's Office.

And subject to:

Utility Easement to Tennessee Natural Gas of record in Book 2494, page 166, said Register's Office.

Utility Easement to NES of record in Book 3573, page 343, said Register's Office.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book 6979, page 521, Register's Office for said County.

Rights of others in and to party walls.

Rights of others in and to common areas and/or elements.

Unimproved ☐

This is improved ☒ property, known as 134 Heritage Trace Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that

I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of February, 2024.

Dean Lampkins

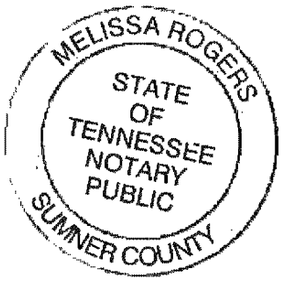
Debra Lampkins

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dean Lampkins and Debra Lampkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of February, 2024.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25



Certificate of Authenticity

I, Kinkra Spann, 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 02/01/2024.

Date

Affiant Signature

02/02/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of February, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY