WARRANTY DEED

Karen Johnson
Batch # 1101007
02/14/2024 10:13:12 AM
Fees: $13.00 Taxes: $185.00

Davidson County
DEEDWARR
2 pgs

20240214-0010238

ANITA L. PARKER
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 $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(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).:
Mitch Healey	SAME	43-10-A-1
(NAME)	(NAME)	
555 North Dupont Avenue, Apt. A1	1010 HEARTHSIDE CT S	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	HENDERSONVILLE, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20232189

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, **Evelyn D. Hicks, an unmarried woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mitch Healey, a married 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 1st Civil District of Davidson County, Tennessee, and described as follows:

Being Unit A-100 (A-1), Madison Park Condominiums, 555 DuPont Avenue, Madison, TN, as of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Evelyn D. Hicks, unmarried, by Warranty Deed from Willie E. Mooneyham and wife, Mildred R. Mooneyham, dated December 3, 1999 and filed of record in Instrument No. 19991207-0300755, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject 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 Madison Park Condominiums and filed of record in Book 5462, page 614; Instrument No. 20150324-0025053; Instrument No. 20150324-0025057; Instrument No. 20150813-0081221; Instrument No. 20150813-0081222; Instrument No. 20170327-0029689 and Instrument No. 20180426-0039524, Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 555 North Dupont Avenue, Apt. A1, 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.

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Witness my hand this 6th day of February, 2024

Evelyn D. Hicks by Deidre Chambliss, attorney-in-fact

Evelyn D. Hicks by Deidre Chambliss, Attorney-In-Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Deidre Chambliss, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Evelyn D. Hicks, and who acknowledged that he/she executed the same as the free act and deed of Evelyn D. Hicks.

Witness my hand, at office, this 6th of February, 2024.

Notary Public
My Commission Expires:

