Karen Johnson Davidson County
Batch# 1118155 DEEDWARR
04/03/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20240403-0023283

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leanne B. Adams and Philip D. Adams, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madbus LLC, a Mississippi limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 915 of Capitol Towers, a Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 8607, Page 417, as amended in Book 11072, Page 626 and Instrument No. 20220429-0050105, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Capitol Towers, as shown on Exhibit Map to the Master Deed, of record in Book 8607, Page 417, and as shown on plat of record in Plat Book 9700, Page 682, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Leanne B. Adams and Philip D. Adams, wife and husband by Warranty deed from Kenneth D. Garner and wife, Peggy W. Garner of record in Instrument No. 20080307-0023238 Register's Office for Davidson County, Tennessee, dated February 22, 2008 and recorded on March 07, 2008.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 510 Gay Street #915, Nashville, TN 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Madbus, LLC **169 Shore View Drive** **Madison MS 39110**	**New Owner**	**093-01-0A-244.00**

WITNESS THE EXECUTION HEREOF this 29th day of March, 2024.

Leanne B. Adams
Leanne B. Adams

Philip D. Adams
Philip D. Adams

State of Tennessee
County of Davidson

On this 29th day of March, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Leanne B. Adams and Philip D. Adams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 3/3/26

State of Tennessee
County of Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 179,000.00.**

Trish Townsend
Affiant

Sworn and subscribed before me on this the 29th day of March, 2024.

B Huntsman
Notary Public

My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 3/29/24.

Date

Brenda Huntsman

Affiant Signature

4/2/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of April, 2024.

Edie Sutherland

Notary's Signature

My Commission Expires: 8/19/25

Date

Notary's Seal (if on paper)

