Karen Johnson Davidson County
Batch# 1124970 DEEDWARR
04/19/2024 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20240419-0028267

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 19th day of April, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G24-20925

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Barry Owen (NAME)	New Owner (NAME)	043-10-0A-068-00-CO
555 North DuPont Avenue, C63 (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Vashon Monee Watkins, Heir at law of Linda Ruth Goins,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry Owen, 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:

Land in Davidson County, Tennessee, being Unit C-304, in a Horizontal Property Regime, on the plat of Madison Park Condominiums, of record in Plat Book 5200, Page 179-182, Registers Office for said County.

Being the same property conveyed to Linda Goins, an unmarried woman, by Quitclaim Deed from Robert W. Finney, Sr., of record in Instrument No. 20130620-0063163, Register's Office for Davidson County, Tennessee. The said Linda Goins having died intestate on July 25, 2022, leaving as her sole heir at law the grantor herein, Vashon Monee Watkins. See affidavit of heirship in Instrument No. 20130620-0063163, said Register's Office. This is not the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 555 North DuPont Avenue, C63, Madison, TN 37115.

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. Whenever 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 19th day of April, 2024.

Vashon Monee Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2024, before me personally appeared Vashon Monee Watkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office this 19th day of April, 2024.

Notary Signature
My commission expires: 1/28/2027

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4-19-24 (date of document).

Affiant Signature

4-19-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY