This Instrument Prepared by ~~& Return to:~~
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1132895 DEEDWARR
05/09/2024 12:04:04 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20240509-0034243

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alexander White 138 Heritage Trace Dr. Madison, TN 37115	Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226-1906	042-11-0B 132.00CO

THIS INDENTURE, made this 5th day of May 2024 between

Janet K. Holley, fka Janet K. Bledsoe, unmarried

of Alachua County, Florida hereinafter referred to as **Grantor**, and

Alexander White, a single person

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Apartment Unit No. 138 of Heritage Village Condominiums 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 4758, Page 119, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Janet K. Bledsoe, unmarried by Warranty Deed dated 5/21/1987 from Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture of record in Book 7248, Page 175, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 138 Heritage Trace Dr., Madison, TN 37115.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes. Janet K. Holley and Janet K. Bledsoe are one in the same person.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Janet K. Holley

Janet K. Holley

STATE OF FLORIDA
COUNTY OF Alachua

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

WITNESS my hand and official seal at ~~office~~ of in High Springs, Florida on this the 5th day of May 2024.

Notary Public
My Commission Exp: June 19, 2027

CYNTHIA D HEARN
Notary Public - State of Florida
Commission # HH 367063
My Comm. Expires Jun 19, 2027
Bonded through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $220,000.00.

Affiant

Sworn to and subscribed before me, this 5th day of May 2024.

Notary Public
My Commission Exp: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024