Karen Johnson
Batch # 1141509
06/03/2024 10:38:02 AM
Fees: $13.00 Taxes: $1,091.50
Davidson County
DEEDWARR
2 pgs
20240603-0040916

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2024.

Notary Public
My Commission Expires:

File No.: 2024-904

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ellyn Webster	New Owner	
2029 Shaylin Loop Antioch, TN 37013		173-05-0A-233.00-CO

WARRANTY DEED

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 hereby acknowledged, we

Lee A. Dekker, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ellyn Webster , a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 233, on the Horizontal Property Regime for Barnes Crossing, as recorded in the Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and in Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Lee A. Dekker, a single person by Warranty Deed from Heidi E. Fromm, an unmarried person of record in Instrument No. 20210427-0055951 Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 27, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

This is _X_ improved ___ unimproved property and the address of the herein described property is believed to be 2029 Shaylin Loop, Unit 233, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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.

Witness my hands this 30th day of May, 2024.

Lee A. Dekker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2024, before me personally appeared Lee A. Dekker, 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 30th day of May, 2024.

Notary Signature
My commission expires: 01/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY