PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1157920
07/15/2024 10:16:13 AM
Fees: $13.00 Taxes: $969.40

Davidson County
DEEDWARR
2 pgs

20240715-0052931

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Suite 100
Mt. Juliet, TN 37122
MJ-24-3260

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of July, 2024

Notary Public

Commission Expires: 5-5-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathy Joyce Holmes 190 Heritage Trace Drive Madison, TN 37115	New owner	042-11-0B-106.00-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, I/WE,

Carol A. Czakoczi, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathy Joyce Holmes, a widow

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

Being Apartment Unit No. 190 of Heritage Village Condominiums created under Title 66, Section 26-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Heritage Village Condominiums of record in Book 4758, Page 179, 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; Book 9256, Page 848; Book 9654, Page 906; Instrument No. 20031229-0183195 and in Instrument No. 20040804-0093767, all in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as amended and supplemented. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" in said Supplement and Amendment to the Master Deed of Heritage Village Condominiums of record in Book 6484, Page 287, said Register's Office.

Being the same property conveyed to Carol A. Czakoczi, an unmarried woman, by Warranty Deed from James M. Burns and Donna P. Burns, husband and wife, of record in Instrument No. 20150817-0082223 Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 17, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 190 Heritage Trace Drive, 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 so 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.

Dated this the 10th day of July, 2024.

Carol A Czakoczi
Carol A. Czakoczi

STATE OF TEXAS
COUNTY OF Bexar

On this 10th day of July, 2024, before me personally appeared Carol A. Czakoczi, 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 10th day of July, 2024.

Stephanie Dunbar
Notary Signature
My commission expires: August 11, 2026

