This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3745-TC

Karen Johnson Davidson County
Batch# 1162578 DEEDWARR
07/25/2024 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $684.50
20240725-0056323

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2024.

Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sonji C. Rainney 1301 Neelys Bend Road J75 Madison, TN 37115	New Owner	052 16 0A 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Janet K. West, Christine Freudenthal, and John William Kingsley, Jr.**, the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sonji C. Rainney**, the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Apartment Unit No. J-75, of NEELY'S BEND CONDOMINIUM created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lynda Y. Kingsley, by Warranty Deed from Kerry Oliver Bloodworth and Kenny Davis Bloodworth, a single person, dated September 16, 1983, and recorded on September 19, 1983 in Book 6139, Page 637, in the Register's Office of Davidson County, Tennessee. The said Lynda Y. Kingsley died testate on March 04, 2024, devising subject property to Janet K. West, Christine Freudenthal and John W. Kingsley Jr. See Probate Case 24P947, Circuit Court of Davidson County, Tennessee (Probate Division). Grantors warrant that this property is not a marital residence of any of the Grantors.

This Instrument is executed on behalf of Christine Freudenthal and John William Kingsley, Jr. ("Principals") by Janet K. West as Attorney-in-Fact pursuant to the Powers-of-Attorney of record in Instrument No. 202407250056321, and Instrument No. 202407250056322, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney-in-Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1301 Neelys Bend Road, J75, Madison, TN 37115**.

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument,

with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2024.

GRANTORS:

Janet K. West

Christine Freudenthal by Janet K West, her Attorney-In-Fact

Christine Freudenthal by Janet K. West, her Attorney-In-Fact

John William Kingsley, Jr. by Janet K West, his Attorney-In-Fact

John William Kingsley, Jr. by Janet K. West, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janet K. West, the within named Grantor, whose identity was proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: March 3, 2026

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janet K. West, the within named Attorney-in-Fact, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument on behalf of Christine Freudenthal, and also on behalf of John William Kingsley, Jr. ("Principals"), as Attorney-in-Fact and as the free Act and Deed of the said Principals.

WITNESS my hand and seal at office this 23rd day of July, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: March 3, 2026

EXHIBIT "A"
TO Warranty Deed

AFFIDAVIT

From: Janet K. West
To: Sonji C. Rainney

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the Principals thereon shown.

2. That this execution is proper and within the scope of the Powers of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Powers-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Janet K West
Affiant

WITNESS my hand and seal at office this 23rd day of July, 2024.

Notary Public
My Commission Expires: March 3, 2026

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 23, 24 (date of document).

Jennifer L. Pennell

July 25, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

