Name and Address of New Owner:
Semra Triplett
420 Walton Lane, Unit J38
Madison, Tennessee 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1176079 DEEDWARR
08/30/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $591.63
20240830-0067164

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 051-15-0A-038.00-CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Billy E. Hollis and Robert C. Williams, tenants in common with right of survivorship**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Semra Triplett, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. J 38 on the Plan of Quail Creek Condominium of record in Plat Book 6328, Page(s) 89 and 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Billy E. Hollis and Robert C. Williams, tenants in common with right of survivorship, by Warranty Deed from Barry W. Bethel of record in Instrument No. 20190910-0091260 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 10, 2019.

Being improved property known as **420 Walton Lane, Unit J38, Madison, Tennessee 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 28th day of August, 2024.

_____(SEAL)
Billy E. Hollis

_____(SEAL)
Robert C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Billy E. Hollis and Robert C. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2024.

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSER COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of August, 2024.

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-24-3521

**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-30-24.

Affiant Signature

8-30-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of August, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON