WARRANTY DEED

Karen Johnson Davidson County
Batch# 1185342 DEEDWARR
09/24/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,023.05
20240924-0074014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,499.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Cynthia Liggett	SEND TAX BILLS TO: New Owners	MAP, PARCEL NUMBERS
(NAME)	(NAME)	
302 WILLIAMS AVE UNIT 127		042120D12700CO
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Denny Kenneth Shelton and wife, Virgie Gaynelle Shelton** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Liggett, a Single Woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit 127 of Williams Station, a Townhome Planned Unit Development, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions Williams Station of record in Instrument No. 20210420-0052421, amended in Instrument No. 20210913-0122153, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Denny Kenneth Shelton and Virgie Gaynelle Shelton, husband and wife, by virtue of that certain Warranty Deed dated September 27, 2023, and being of record at Instrument No. 20231002-0077139 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property previously conveyed to Williams Station, LLC, a Tennessee non-profit limited liability company, by virtue of that certain Quit Claim Deed dated September 2, 2021, and being of record at Instrument No. 20210913-0122152, and Quit Claim Deed dated March 31, 2021 at Instrument No. 20210420-0052420, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to New Level Community Development Corporation, a Tennessee Nonprofit Corporation by virtue of Warranty Deed dated January 30, 2020 at Instrument No. 20200131-0011751, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, including Plat Book 332, Page 74, Declarations of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20210420-0052421, 20210715-0095440, 20210913-0122153, 20230227-0013731, and 20230406-0025357, Charter at Instrument No. 20210317-0035005, Declaration of Covenants, Conditions, Restrictions for Stormwater Facilities and Systems of record at Instrument No. 20210429-0057609, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 302 Williams Ave Unit 127 Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of September, 2024.

Denny Kenneth Shelton

Virgie Gaynelle Shelton

Denny Kenneth Shelton

Virgie Gaynelle Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Denny Kenneth Shelton and Virgie Gaynelle Shelton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2024.

Jacqueline G Brown

Notary Public
My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 9/20/24

Affiant Signature

9/23/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of September 20 24.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-6-25