398

Karen Johnson Davidson County
Batch # 1193027 DEEDWARR
10/11/2024 02:41:18 PM 2 pgs
Fees: $13.00 Taxes: $950.90
20241011-0079131

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-1179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY SEVEN THOUSAND AND 00/100 DOLLARS ($257,000.00) cash in hand paid, the receipt of which is hereby acknowledged, LYNNE WHITFIELD*, MARRIED ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto MARK FIELDER, a single man, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 120 on the Plan of Willow Pointe, a Horizontal Property Regime, as established by Exhibit "A" to the Master Deed of record in Book 6772, Page 257 and amended in Book 8867, Page 283, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lynne Whitfield, married, by deed from Cathey Clark, a single person, dated December 3, 2021 and of record in Instrument No. 20211208-0162773, in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to Master Deed of record in Book 6772, Page 257; Amendment of record in Book 8867, Page 283 and amended by Amendment of record in Instrument No. 20120911-0082239, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Willow Pointe Homeowners Association.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2024 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

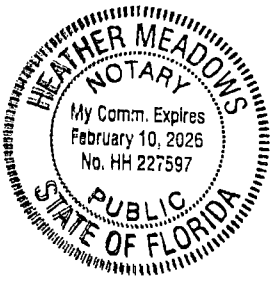
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of October, 2024.

Lynne Whitfield
LYNNE WHITFIELD

HEATHER MEADOWS NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires February 10, 2026
No. HH 227597

**The subject property has not been the residence of the Grantor or the Grantors spouse or issue

Notary acknowledgment on following page.



STATE OF FLORIDA
COUNTY OF Gulf

On this 2nd day of October, 2024, before me personally appeared LYNNE WHITFIELD, 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 and official seal at office in said County this 2nd day of October, 2024.

Heather Meadows
NOTARY PUBLIC

My commission expires: 02/10/2026

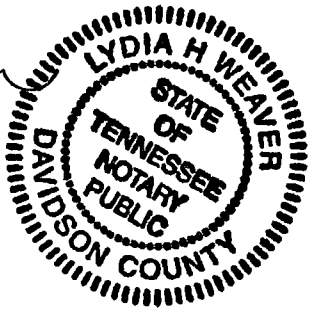
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $257,000.00, 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 4th day of October, 2024.

Lydia H Weaver
NOTARY PUBLIC



My commission expires: 7/6/24

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Map & Parcel No: 142-07-0A-120.00

ADDRESS OF NEW OWNERS:
Mr. MARK FIELDER
120 Westerly Drive
Nashville, TN 37221

SEND TAX BILLS TO:
ROCKET MORTGAGE
~~NEW~~ 1050 WOODWARD AVE
DETROIT, MI 48226-1906