Karen Johnson Davidson County
Batch# 1207589 DEEDWARR
11/21/2024 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20241121-0091045

Tax Liability & Owner:
Campbell Construction Inc.
173 Jack Thomas Drive
Manchester, Tennessee 37355

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map & Parcel: 093 06 0A 028.00

This instrument prepared from information provided by the parties and without benefit of a title search.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CHERYL TWITTY, have bargained and sold and by these presents do hereby transfer and convey unto CAMPBELL CONSTRUCTION INC., its successors and assigns, a certain tract or parcel of land in the Ninth (9th) Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 of Encore, a Residential Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101. et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, and Master Deed for Encore, a Master Condominium of record in Instrument Number 20080225-0018425, amended in Instrument No. 20111104-0086473; and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, right, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed of Encore, a Residential Condominium as recorded in Instrument Number 20080225-0018429; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

And being the same property conveyed to Cheryl Twitty, by Warranty Deed from Michael R. Radom, dated April 28, 2017, and recorded on May 5, 2017, at 2:40 P.M. as Instrument Number 20170505-004973 at the Register's Office of Davidson County, Tennessee.

This conveyance is also subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CAMPBELL CONSTRUCTION INC., its successors and assigns, forever.

AND I DO COVENANT with CAMPBELL CONSTRUCTION INC., that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns to warrant and forever defend the title of said land to CAMPBELL CONSTRUCTION INC., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 21st day of November, 2024.

Cheryl Twitty

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CHERYL TWITTY with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2024.

SHAWN TRAIL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: November 15, 2025

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 21st day of November, 2024.

SHARON TRAIL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: November 15, 2025

I, Shawn C. Trail, do hereby make oath that I am a licensed attorney and/or the custodian of the certified copy of original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the certified copy of the original document executed and authenticated according to law on November 21, 2024.

11-21-24
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 21st day of November, 2024.

ANDREA S. LANDRUM
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

Andrea S. Landrum
Notary Public

My Commission Expires: October 7, 2028