Karen Johnson
Batch # 1208976
12/02/2024 08:02:50 AM
Fees: $13.00 Taxes: $384.54

Davidson County
DEEDWARR
2 pgs

20241202-0093061

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
PO Box 681493, Franklin TN 37068
615-818-6988

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Sylvia Maria McQueen	(NAME) Same as new owner	Map & Parcel # 149-2-B-121
(STREET ADDRESS) 10710 NW 66th Street, Apt. 308	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Doral, Florida 33178	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **LYNETTE A. WATKINS,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **SYLVIA MARIA MCQUEEN,** Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 171, on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, pages 92-94, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lynette A. Watkins, an unmarried person, by deed of record in Instrument #20081201-0116189, Register's Office, Davidson County, Tennessee.

STATE OF Florida
COUNTY OF Miami-Dade

The actual consideration or value whichever is greater, for this transfer is $103,930.00

Subscribed and sworn to before me this the 7th day of November, 2024, Affiant

My commission expires: 10/26/28

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
SYLVIA F. HANKS
MY COMMISSION # HH 566158
EXPIRES: October 26, 2028

This is improved property known as 1008 Aldersgate Road, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 13th day of November, 2024.

Lynette A. Watkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYNETTE A. WATKINS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of November, 2024.

LYNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-4-2027

ENCUMBRANCES

1. 2024 and subsequent years real property taxes are a lien, due and payable but not yet delinquent.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 6250, pages 92, 93, and 94; Covenants, Conditions, and Restrictions contained in Book 6236, page 683; and Book 6300, page 409; and Book 6306, page 833; and Book 6255, page 322; and Book 6496, page 100; and Book 6496, page 107; and Book 6499, page 114; and Book 6518, page 184; and Book 6518, page 190; and Book 6830, page 739; and Book 8083, page 386; Homeowner's Association Charter of record in Book 6295, page 548; and Book 6295, page 558; and Book 6295, page 564; and Book 6300, page 423; and Book 7288, page 963; Conveyance of Common Area of record in Book 6236, page 660; and Book 6295, page 503; and Book 6496, page 99 and Book 7778, page 366; Information Brochure of record in Book 6236, page 726; and Book 6295, page 598; and Book 6296, page 502; and Book 6300, page 439; By-Laws of record in Book 6238, page 708; and Book 6295, page 572; and Book 6295, page 580; and Book 6295, page 588; and Book 6300, page 431, Register's Office for Davidson County, Tennessee.