WARRANTY DEED

Karen Johnson
Batch # 1221906
12/31/2024 10 04 21 AM
Fees $13 00 Taxes $666 00
Davidson County
DEEDWARR
2 pgs

20241231-0101394

Prepared by.
Record and Return To.
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2024

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
555 N Dupont, LLC, a Tennessee limited liability company	SAME	43-10-A-1
(NAME)	(NAME)	
8308 Rugby Road		
(ADDRESS)	(ADDRESS)	
Manassas Park, VA 20111		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No · 20242383

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, I/we, **Mitch Healey**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **555 N Dupont, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows.

Being Unit A-100 (A-1), Madison Park Condominiums, 555 DuPont Avenue, Madison, TN, as of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Mitch Healey, a married man, by Warranty Deed from Evelyn D Hicks, an unmarried woman, dated 02/06/2024 and filed for record in Instrument No 20240214-0010238, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park Condominiums and filed of record in Book 5462, page 614; Instrument No 20150324-0025053, Instrument No 20150324-0025057; Instrument No. 20150813-0081221, Instrument No 20150813-0081222; Instrument No. 20170327-0029689 and Instrument No 20180426-0039524, Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved

This is improved ☒ property, known as 555 North Dupont Avenue, Apt A1, Madison, TN 37115
(House No) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of December, 2024

Mitch Healey

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mitch Healey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of December, 2024

Notary Public
My Commission Expires: 4/26/26

